Parkplace Homes - 2027 budget - FINAL 26.11.02

	27 Yearly	26 Monthly	27 Monthly	Total Change in Monthly Dues
Unit *01 = 5.8%	$ 8,961.77	758.32	$ 746.81	-2%
Unit *02 = 6.7%	$ 10,352.39	875.99	$ 862.70	

	Budget (10 month) Mar 2026 - Dec 2026	Actuals (forecast) Jan 2026 - Dec 2026	Budget 2027	
ASSOCIATION DUES:	$130,745	$150,450.86	$154,513	
SPECIAL ASSESSMENT		$0.00	$0	
OTHER INCOME:		$618.98	$0	Interest, late fees, etc.
TOTAL INCOME:	**$130,745.43**	**$151,069.84**	**$154,513**	
GENERAL & ADMINISTRATIVE:				
Management Fee	$5,751	$6,397.00	$10,000	no increase for 2027 from Nash
Accounting	$208.33	$269.45	$350.00	Tax return
Legal Fees	$1,000.00	$420.00	$2,000.00	
Bank Charges	$10.00	$82.80	$100.00	
Postage & Mail	$200.00	$69.45	$240.00	Annual Mailings
Insurance	$8,116.90	$9,590.37	$10,714.00	Annual insurance premiums calculated 10% for 2027 increase
Liscenses & Permits	$16.67	$20.00	$20.00	SoS Renewal
Office Supplies	$150.00	$250.00	$250.00	AvidXChange fees - $15/month
Reserve Study	$875.00	$1,185.39	$1,185.39	
Membership fees	$320.00	$384.00	$0.00	WSCAI membership for board - Cancel?
WUCIOA Restatement	$5,000.00	$0.00	$0.00	One off
UTILITIES:				
Electricity	$4,500.00	$3,653.75	$5,400.00	Common area electricity.
Water/Sewer	$19,000.00	$23,443.70	$24,000.00	
Garbage & Recycle	$2,335.00	$2,918.00	$2,918.00	No no rate increase for 2027
MAINTENANCE:				
Misc. Landscaping	$500.00	$166.64	$500.00	Discuss whether you may need more? - Nash
Irrigation	$1,000.00	$333.36	$0.00	Irrigation start up & repairs - Skip
Gen. Maint. & Repair	$2,500.00	$912.41	$3,000.00	General repairs
Roof Repairs	$10,000.00	$2,918.68	$0.00	Roof moved to reserve contribution
Roof & Gutter Cleaning	$4,435.00	$1,478.36	$4,768.95	Evergreen | Roof care option A x1, Roof air blow gutter interior X2
Backflow Testing	$100.00	$33.36	$40.00	Backflow testing on irrigation -
Dryer Vent Maintenance	$1,100.00	$366.64	$400.00	
Storm Drain Maint	$1,000.00	$5,368.95	$5,370.95	
Basement Rebuild + Fench Patch	$12,738.25	$12,458.25	$0.00	One off
Driveway Seal & Paint	$8,929.97	$10,222.71	$0.00	One off
1 Pallet Salt	$700.00	$0.00	$0.00	Skipping
3x Snow Blower Batteries	$1,100.00	$1,078.79	$0.00	One off
Building Cleaning (pressure washing)	$5,768.10	$5,635.80	$0.00	Skipping
CONTRACT SERVICES:				
Landscape contract	$9,013.90	$12,405.62	$12,405.00	
Tree Trimming	$4,000.00	$4,486.74	$4,800.00	
Fire & Safety	$6,491.53	$8,019.14	$8,019.00	Annual testing & inspection + alarm monitoring
Extermination	$1,000.00	$1,325.45	$1,325.00	
Snow Removal (contract)	$1,000.00	$0.00	$1,000.00	
TOTAL OPERATING EXPENSE:	**$118,859.48**	**$115,894.81**	**$98,806.29**	
OTHER PAYMENTS:				
Reserve Contribution	$11,885.95	$14,173.66	$55,707.00	Reserve report max
Special Assessment Reserves	$0.00	$0.00		