

Parkshore				
2010 Approved Budget	\$400/Yr.		\$400/Yr.	
	2009	2009	2010	
720 HOMES	BUDGET	FORECAST	BUDGET	
INCOME				
Maintenance Fees	\$284,800	\$285,000	\$288,000	No Increase
Misc. Income	0	200	0	
Late Fees	1,000	4,000	0	\$25 assessed 30 days past due date
Insurance Claims Received	0	2,135	0	
Interest	600	150	0	
Legal Fees & Court Costs	3,000	22,700	10,000	
Less Replacement Reserve Funding	(36,000)	(36,000)	(45,000)	funding for reserves
Less Replacement Reserve Interest	(1,000)	0	0	interest received from reserve account
TOTAL OPERATING INCOME	\$252,400	\$278,185	\$253,000	
EXPENSES				
Management Fees	\$23,104	\$23,104	23,500	2.72/unit/month
Professional Fees	12,000	28,128	15,000	annual audit, tax returns, collections
Administrative Fees	5,000	4,089	5,000	copies, postage
Social Expense	500	1,275	1,000	Focus on 2 events
Grounds Committee	500	0	0	
TOTAL ADMINISTRATIVE	\$41,104	\$56,596	\$44,500	
Security	6,000	6,000	6,000	private patrols of neighborhood and park
Light Lease/Electricity	33,900	35,818	34,000	street lights, fountains, pool house
Water/Sewer	6,800	6,981	6,500	pool and bath house
Gas	2,575	2,575	2,500	water heater and pool heater
Trash Removal	100	100	100	bathhouse
TOTAL UTILITIES	\$49,375	\$51,474	\$49,100	
Snow Plowing/Salt	2,000	1,440	2,000	salt
TOTAL SNOW REMOVAL	\$2,000	\$1,440	\$2,000	
Pond Maintenance	9,200	9,520	10,000	algae and weed control
Fountain Care/Winterize	10,000	8,000	10,000	removal, storage, spring install, repairs
TOTAL LAKE MAINTENANCE	\$19,200	\$17,520	\$20,000	
Landscape Grounds Contract	77,000	77,000	77,000	
Common Area Maintenance	10,000	13,252	10,000	misc repairs
Pest Control	2,000	1,000	2,000	muskrats, bath house
Annual Flower Program	10,000	2,000	5,000	
TOTAL GROUNDS MAINTENANCE	\$99,000	\$93,252	\$94,000	
Pool Cleaning/Attendant Contract	23,300	23,863	25,000	opening/closing, maintenance
Pool Repairs/Service	2,000	3,051	2,000	small repairs
Pool Pay Phone	300	340	300	pay phone and security system
Pool Committee	250	476	500	
TOTAL AMENITIES	\$25,850	\$27,730	\$27,800	
Stormwater Fees	600	1,000	1,000	common area taxes
Insurance Premiums	6,000	6,321	6,500	property, liability, and directors and officers
Insurance Claims Paid	0	2,550	0	
Contingency	9,271	500	8,100	emergencies/budget shortfalls
TOTAL TAXES AND INSURANCE	\$15,871	\$10,371	\$15,600	
TOTAL EXPENSES	\$252,400	\$258,383	\$253,000	
NET GAIN/LOSS	\$0	\$19,802	\$0	

