

Park Shore Condominium Association

Fiscal Year 2026 Annual Budget Comparison

	FY 2025		FY 2026	
	1/1/2025 - 12/31/2025		1/1/2026 - 12/31/2026	
	Budget	Actual	Budget	Actual (YTD)
Operating Fund				
Income				
Assessment Income				
5001 - Association Dues	1,115,778.54	1,094,915.46	1,203,419.00	-
5125 - Parking Fees	115,113.76	112,055.30	141,635.00	-
5205 - Storage Fees	268.37	263.52	277.00	-
5219 - Move In/Out Fees	2,500.00	1,950.00	2,000.00	-
Total Assessment Income	1,233,660.67	1,209,184.28	1,347,331.00	-
Other Income				
5002 - Prepaid Assessments	-	-	-	-
5034 - Leasing Fees	-	-	-	-
5043 - Clubhouse Rental	5,000.00	3,575.00	4,000.00	-
5101 - Interest Income	-	44.06	40,000.00	-
5102 - Interest Income--Common CD	-	-	-	-
5103 - Interest Income--Townhome CD	-	-	-	-
5122 - Operating Reserve Contribution	-	-	-	-
5124 - Late Fees	-	1,680.50	15,000.00	-
5204 - Locks and Keys	-	400.00	275.00	-
5216 - Recoverable Legal Fees	-	4,815.61	-	-
5221 - Fines - Rule Violations	2,000.00	-	500.00	-
5423 - Insurance Claim Income	-	384.74	-	-
Total Other Income	7,000.00	10,899.91	59,775.00	-
Total Income	1,240,660.67	1,220,084.19	1,407,106.00	-
Expense				
6130 - Lintel Painting	-	-	-	-
6135 - Operating Contingency M3	-	-	-	-
6136 - Security Expense	-	-	-	-
6341 - Legal Fees - Collection	-	5,238.29	-	-
6504 - Midrise Painting Hallways	-	-	-	-
6505 - Midrise Additional Cleaning	-	5,199.56	-	-
6570 - Asphalt Repairs	-	-	-	-
6582 - Midrise (M3)Cleaning Stairwell Floors	3,500.00	2,369.48	-	-
6585 - Elevator Permits	150.00	100.00	-	-

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	Budget	Actual	Budget	Actual (YTD)
Expense				
6589 - Midrise Elevator Phone Lines	2,884.00	-	-	-
6624 - Midrise - HVAC Repairs	3,000.00	1,905.76	-	-
6643 - Midrise - Electrical - Repairs & Supplies	10,000.00	7,771.10	-	-
6645 - Midrise - Pest Control	1,000.00	2,173.05	-	-
6673 - Concrete Repair	-	-	-	-
6709 - Townhome Handyman Services	747.00	-	500.00	-
6728 - Midrise Handyman Services	12,000.00	11,830.00	-	-
6740 - Midrise - Cleaning Contract	43,200.00	42,434.85	-	-
Total	76,481.00	79,022.09	500.00	-
Clubhouse				
6103 - Clubhouse Gas	2,040.00	6,760.29	8,000.00	-
6123 - Clubhouse Carpet Cleaning	500.00	365.80	689.00	-
6124 - Clubhouse Fire Life Safety	1,500.00	467.38	1,200.00	-
6133 - Internet	5,400.00	4,793.70	5,400.00	-
6134 - Clubhouse Supplies	1,000.00	299.84	600.00	-
6315 - Clubhouse Elevator Permit	400.00	50.00	150.00	-
6381 - Clubhouse - Fitness Equipment	250.00	501.97	250.00	-
6390 - Miscellaneous Expense	3,343.00	74.05	2,000.00	-
6523 - Clubhouse Elevator Contract	4,200.00	1,135.00	1,800.00	-
6541 - Clubhouse Electrical Repairs/Supplies	500.00	292.28	500.00	-
6547 - Clubhouse Supplies	-	-	-	-
6548 - Midrise - Plumbing Repairs & Supplies	7,500.00	8,720.91	-	-
6554 - Roof Repair	-	-	9,600.00	-
6565 - Light Bulbs/Fixtures	1,000.00	-	1,000.00	-
6572 - General Building Repairs	6,982.22	1,578.01	5,000.00	-
6578 - Clubhouse HVAC Repairs	1,000.00	529.50	1,500.00	-
6625 - Clubhouse Keys/Lock Repair	395.00	1,031.56	400.00	-
6628 - Clubhouse Handyman Services	1,500.00	-	1,500.00	-
6638 - Maintenance Supply	1,000.00	-	1,000.00	-
6642 - Clubhouse Plumbing & Repairs	1,000.00	-	1,000.00	-
6672 - Roof Repairs	9,600.00	-	-	-
6803 - Clubhouse Cleaning	3,700.00	720.00	1,400.00	-
6806 - Clubhouse Cleaning Supplies	650.00	99.75	650.00	-

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Fiscal Year 2026 Annual Budget Comparison

	FY 2025 1/1/2025 - 12/31/2025		FY 2026 1/1/2026 - 12/31/2026	
	Budget	Actual	Budget	Actual (YTD)
Expense				
6822 - Clubhouse Reserve	30,800.00	28,233.37	39,800.00	-
Total Clubhouse	84,260.22	55,653.41	83,439.00	-
Townhome Expenses				
6450 - Townhome - Electricity	5,420.00	3,460.77	5,900.00	-
6451 - Townhome - Roof Repairs	-	-	10,000.00	-
6452 - Midrise Gas	21,000.00	18,546.59	-	-
6453 - Parking #167 Stipend M3 409	235.00	234.55	-	-
6470 - Townhome - Trash Removal	13,585.00	14,386.90	15,684.00	-
6567 - Townhome - General Repairs	4,500.00	9,048.68	10,000.00	-
6577 - Townhome - Fire / Life Safety	16,000.00	8,244.11	9,500.00	-
6644 - Townhome - Maintenance Supplies	400.00	-	400.00	-
6708 - Townhome - Operating Contingency	-	-	20,000.00	-
6999 - Townhome - Replacement Reserve	112,000.00	102,666.63	116,000.00	-
Total Townhome Expenses	173,140.00	156,588.23	187,484.00	-
Common Expenses				
6101 - Electric	4,600.00	479.20	5,000.00	-
6112 - Common Water & Sewer	79,560.00	72,776.46	79,560.00	-
6120 - Common Handyman Services	2,500.00	12,747.89	2,500.00	-
6125 - Accounting Fees	5,000.00	-	5,000.00	-
6216 - Office Supplies	1,900.00	2,934.57	3,000.00	-
6222 - Legal Expense - General	1,000.00	5,522.50	7,000.00	-
6223 - Corporate Income Tax	6,000.00	10,430.98	6,000.00	-
6226 - Reserve Study	-	9,250.00	-	-
6311 - Management Fee	56,119.56	57,300.81	58,925.00	-
6312 - Administrative Expense	2,500.00	1,200.15	2,500.00	-
6360 - Social	800.00	236.38	1,000.00	-
6371 - Common Reserve	147,500.00	135,208.37	75,000.00	-
6532 - Tree Trimming	-	-	8,600.00	-
6576 - Pest Control	550.00	-	485.00	-
6586 - Tree Removal T9	-	-	821.00	-
6615 - Waterfront Assessment	41,000.04	34,544.29	38,500.00	-
6616 - Concrete Repairs	-	-	-	-
6619 - Landscape Maintenance	37,380.00	39,394.80	41,830.00	-

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Expense	FY 2025		FY 2026	
	1/1/2025 - 12/31/2025		1/1/2026 - 12/31/2026	
	Budget	Actual	Budget	Actual (YTD)
6621 - Landscape Central Walkway Plant Renovation	-	-	2,500.00	-
6655 - Fire Hydrants Annual Flashing	524.00	-	525.00	-
6656 - Snow Removal	57,400.00	57,983.34	60,000.00	-
6941 - Insurance - Common	117,000.00	127,664.19	140,400.00	-
6944 - Insurance Claim Expenses	-	47,904.20	-	-
6947 - Real Estate Taxes	3,400.00	53.00	3,400.00	-
Total Common Expenses	564,733.60	615,631.13	542,546.00	-
Midrise Expenses				
6105 - M1 Fire Safety	-	-	4,615.00	-
6106 - M2 Fire Safety	-	-	4,615.00	-
6107 - M3 Fire Safety	-	-	5,769.00	-
6127 - M1 Trash Removal	-	-	5,800.00	-
6128 - M2 Trash Removal	-	-	5,800.00	-
6129 - M3 Trash Removal	17,640.68	15,322.90	5,800.00	-
6211 - M1 Cleaning Contract	-	-	12,324.00	-
6212 - Bank Charges	-	70.00	-	-
6213 - M2 Cleaning Contract	-	-	10,930.00	-
6214 - M3 Cleaning Contract	-	-	15,177.00	-
6413 - M1 Elevator Permit	-	-	150.00	-
6417 - M2 Elevator Permit	-	-	150.00	-
6419 - M3 Elevator Permit	-	-	150.00	-
6506 - M1 Maintenance Supplies	-	-	738.00	-
6507 - M2 Maintenance Supplies	-	-	654.00	-
6508 - M3 Maintenance Supplies	-	-	908.00	-
6509 - M1 HVAC Maintenance & Repairs	-	-	3,075.00	-
6511 - Carpet Cleaning	6,876.00	4,338.27	-	-
6512 - M2 HVAC Maintenance & Repairs	-	-	3,078.00	-
6513 - M3 HVAC Maintenance & Repairs	-	-	3,846.00	-
6514 - M1 Electrical Repairs & Supplies	-	-	3,207.00	-
6515 - M2 Electrical Repairs & Supplies	-	-	2,844.00	-
6516 - M3 Electrical Repairs & Supplies	2,549.00	388.94	3,949.00	-
6518 - Dryer Vent Cleaning	-	-	-	-
6520 - M1 Electricity	43,000.00	50,530.30	15,713.00	-

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Expense	FY 2025		FY 2026	
	1/1/2025 - 12/31/2025		1/1/2026 - 12/31/2026	
	Budget	Actual	Budget	Actual (YTD)
6521 - M2 Electricity	-	-	13,935.00	-
6522 - M3 Electricity	-	-	19,351.00	-
6524 - Midrise - Elevator	20,000.00	3,928.62	-	-
6525 - M1 Pest Control	-	-	485.00	-
6526 - M2 Pest Control	-	-	485.00	-
6527 - M3 Pest Control	-	-	485.00	-
6535 - Midrise - Garage Door Repair	1,000.00	2,605.00	-	-
6536 - Midrise - General Repairs	7,000.00	51,700.77	11,814.00	-
6538 - Midrise Garbage Chutes Cleaning	-	-	3,195.00	-
6563 - Midrise - Garage Cleaning	4,000.00	3,900.00	-	-
6568 - Midrise Ed Smith Services	-	-	36,238.00	-
6574 - Midrise - Roof Repairs	-	1,968.97	-	-
6588 - Elevator Annual Generator Service	1,960.00	-	2,000.00	-
6637 - Parking Stipend M3/409 space #167	-	-	375.00	-
6669 - M1 Carpet Cleaning	-	-	2,594.00	-
6670 - M2 Carpet Cleaning	-	-	2,487.00	-
6671 - M3 Carpet Cleaning	-	-	1,794.00	-
6674 - M1 Garage Door Repair	-	-	1,750.00	-
6675 - M2 Garage Door Repair	-	-	1,750.00	-
6676 - M3 Garage Door Repair	-	-	3,500.00	-
6677 - M1 Elevator Maintenance	-	-	1,877.00	-
6678 - M2 Elevator Maintenance	-	-	1,877.00	-
6679 - M3 Elevator Maintenance	-	-	2,346.00	-
6680 - Tree Trimming	7,000.00	7,148.25	-	-
6690 - M1 General Repairs & Supplies	-	-	8,017.00	-
6691 - M2 General Repairs & Supplies	-	-	7,110.00	-
6692 - M3 Genral Repairs & Supplies	-	-	9,873.00	-
6693 - M1 Garage Cleaning	-	-	1,680.00	-
6694 - M2 Garage Cleaning	-	-	840.00	-
6695 - M3 Garage Cleaning	-	-	1,680.00	-
6696 - Midrise - Fire/Life Safety	22,000.00	19,336.23	-	-
6697 - M1 Plumbing Repairs	-	-	3,207.00	-
6698 - M2 Plumbing Repairs	-	-	2,844.00	-

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	FY 2025		FY 2026	
	1/1/2025 - 12/31/2025		1/1/2026 - 12/31/2026	
	Budget	Actual	Budget	Actual (YTD)
Expense				
6699 - M3 Plumbing Repairs	-	-	3,949.00	-
6701 - Midrise - Security Cameras / System	-	-	-	-
6703 - M1 Roof Repairs	-	-	3,207.00	-
6704 - M2 Roof Repairs	-	-	2,844.00	-
6706 - M3 Roof Repairs	-	-	3,950.00	-
6739 - Midrise Gas	-	-	22,814.00	-
6810 - Midrise - Replacement Reserve	209,020.00	139,346.64	250,000.00	-
6951 - M1 Elevator & Intercom Phone Lines	-	-	967.00	-
6953 - M2 Elevator & Intercom Phone Lines	-	-	967.00	-
6954 - M3 Elevator & Intercom Phone Lines	-	-	967.00	-
Total Midrise Expenses	342,045.68	300,584.89	542,546.00	-
Total Expense	1,240,660.50	1,207,479.75	1,356,515.00	-
Operating Fund Net Total	.17	12,604.44	50,591.00	-
Reserve Fund				
Income				
Other Income				
5102 - Interest Income--Common CD	3,000.00	3,294.69	-	-
5103 - Interest Income--Townhome CD	5,400.00	5,600.98	-	-
5104 - Interest Income--Midrise CD	24,000.00	6,589.38	-	-
Total Other Income	32,400.00	15,485.05	-	-
Reserve Income				
5705 - Midrise - Painting - Interior	-	-	-	-
5710 - Midrise - Hallway AC	-	-	-	-
5715 - Midrise - Garage HVAC	-	-	-	-
5720 - Midrise - Garage Door Panel Replacement	-	-	-	-
5725 - EFIS Wall Replacement	-	-	-	-
5730 - Common - Roof Repair	-	-	-	-
5735 - Common - Bump Out Trim/Siding	-	-	-	-
5740 - Common - Upgrade Yard Lighting	-	-	-	-

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	FY 2025		FY 2026	
	1/1/2025 - 12/31/2025		1/1/2026 - 12/31/2026	
	Budget	Actual	Budget	Actual (YTD)
Income				
5745 - Common - Sewage Lift Pump Replacement	-	-	-	-
5750 - Common - Trench Drains	-	-	-	-
5752 - Common - T-1 Roof Replacement	-	-	-	-
5755 - Clubhouse Reserve - Fitness Equipment	-	-	-	-
5760 - Clubhouse - Fitness Center Upgrade	-	-	-	-
5765 - Clubhouse - Restroom Upgrade	-	-	-	-
5766 - Clubhouse - Balcony and Door Repair	-	-	-	-
Total Reserve Income	-	-	-	-
Total Income	32,400.00	15,485.05	-	-

Expense

Reserve Expense

7003 - Retaining Wall Reconstruction by T2 and T13	-	-	-	-
7005 - Misc Hard Service Repairs	-	-	-	-
7006 - Townhome Painting-Siding-Trim	-	-	79,619.00	-
7020 - Clubhouse Wood Floor Interior	-	-	-	-
7022 - EFIS/Brick Restoration	-	-	25,699.00	-
7023 - Clubhouse A/C Replacement	-	-	-	-
7024 - Townhome Masonry & EFIS Restoration	-	-	77,199.00	-
7103 - Midrise Masonry Restoration	-	-	59,397.00	-
7107 - Midrise Painting/ Siding/ Trim	-	-	27,398.00	-
7110 - M1 & M2 Attic Sprinkler Replacement	-	-	-	-
7113 - Concrete Sidewalks	-	-	25,544.00	-
7115 - M1/M2 Nitrogen Inert System	-	-	-	-
7121 - Roofing-Asphalt Project	-	-	69,050.00	-
7122 - Sprinkler System 5 year inspection	-	-	-	-
7123 - Townhome Lintels Painting	-	-	-	-
7125 - M2 Roofing Project	-	-	-	-
7132 - Clubhouse Painting/ Siding/ Trim	-	-	3,296.00	-

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Expense	FY 2025		FY 2026	
	1/1/2025 - 12/31/2025		1/1/2026 - 12/31/2026	
	Budget	Actual	Budget	Actual (YTD)
7133 - M2 Water Intrusion Repairs	-	-	-	-
7137 - Midrise Elevator Upgrades	50,000.00	-	-	-
7140 - Midrise Water Heaters	-	-	8,137.00	-
7141 - Clubhouse Wood Flooring Renovation	-	-	10,712.00	-
7142 - Midrise Elevated Concrete Garage Floor Renovation	-	-	299,730.00	-
7145 - M3 Elevator Room Cooling System	-	-	-	-
7150 - M2 Hallways Painting	-	-	-	-
7154 - M3 Roof Replacement	-	-	-	-
7162 - M3 A/C Replacement	-	-	-	-
7170 - Townhome Painting/ Siding/ Trim	-	-	79,619.00	-
7172 - Midrise Roofs - EFDM	-	-	317,240.00	-
7175 - Midrise Balcony Repairs	-	-	22,660.00	-
7184 - Plaza Deck Replacement	160,000.00	21,900.00	-	-
7190 - Elevator Replacement	50,000.00	-	-	-
7205 - Townhome Roof Replacement	-	-	-	-
7206 - Townhome Roofs	-	-	69,050.00	-
7214 - Townhome Exterior Painting	-	-	-	-
7245 - T8 East Wall Repairs	-	-	-	-
7251 - Townhome Exterior Repairs	-	-	-	-
7258 - Sprinkler System 20 year inspection	-	-	-	-
7259 - Midrise Kitchen stacks cleaning	-	-	-	-
7289 - Midrise EFIS Restoration M1 & M2	-	-	56,650.00	-
7297 - Townhomes Exterior Walls Repairs	-	-	-	-
7700 - Reserve Interest Adj.	-	-	-	-
7701 - Townhome Lintels Painting	-	-	-	-
7705 - Midrise - HVAC Replacement	30,000.00	-	-	-
7710 - Midrise - Plumbing HW Replacement	35,000.00	17,417.00	-	-
7715 - Midrise - Garage Door Panel Replacement	-	-	-	-
7725 - Common - Asphalt Resealing	41,000.00	28,947.95	-	-
7730 - Landscape Improvements	25,000.00	19,322.46	-	-

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Expense	FY 2025		FY 2026	
	1/1/2025 - 12/31/2025		1/1/2026 - 12/31/2026	
	Budget	Actual	Budget	Actual (YTD)
7735 - Common - Sewage Lift Pump Replacement	-	-	-	-
7740 - Common - Trench Drains	-	-	-	-
7745 - Common Envelope Repairs	85,000.00	21,125.00	-	-
7750 - 5 Year Fire Sprinkler Inspection	-	-	-	-
7755 - Clubhouse - Fitness Center Upgrade	-	-	-	-
7760 - Clubhouse - Fitness Equipment	-	-	-	-
7765 - Clubhouse - Restroom/Balcony/Door	-	-	-	-
7771 - Clubhouse Roof Replacement	-	-	-	-
Total Reserve Expense	476,000.00	108,712.41	1,231,000.00	-
Total Expense	476,000.00	108,712.41	1,231,000.00	-
Reserve Fund Net Total	(443,600.00)	(93,227.36)	(1,231,000.00)	-
Net Total	(443,599.83)	(80,622.92)	(1,180,409.00)	-

Park Shore Condominium Association

1/1/2025 - 12/31/2025

2025 Proposed Annual Budget Comparison

	2024	2025	% Variance	Monthly	Per Unit* (202)	Notes
Income						
Assessment Income						
5001 - Association Dues	1,193,156.00	1,115,778.54	-6.49%	92,981.55	460.30	3.250%
5125 - Parking Fees	-	115,113.76	100.00%	9,592.81	47.49	over last year
5205 - Storage Fees	-	268.37	100.00%	22.36	.11	
5219 - Move In/Out Fees	-	2,500.00	100.00%	208.33	1.03	Change the fee to \$150.00
Total Assessment Income	1,193,156.00	1,233,660.67	3.39%	102,805.06	508.94	
Other Income						
5043 - Clubhouse Rental	1,500.00	5,000.00	233.33%	416.67	2.06	Raise fees to \$200. Actual cost for club house is \$190/day
5101 - Interest Income Midrise CD	18,000.00	24,000.00	33.33%	2,000.00	9.90	Midrise CD Interest
5102 - Interest Income Common CD	-	3,000.00	100.00%	250.00	1.24	Move 85K from common Reserve to CD @ 4% Interest Income \$3000
5103 - Interest Income Townhome CD	-	5,400.00	100.00%	450.00	2.23	Move 135K from Townhome Reserve to CD @ 4% Interest Income \$5400
5122 - Operating Reserve Contribution	10,300.00	-	-100.00%	-	-	
5221 - Fines - Rule Violations	-	2,000.00	100.00%	166.67	.83	Increase fines to \$175
Total Other Income	29,800.00	39,400.00	32.21%	3,283.33	16.25	
Reserve Income						
5705 - Midrise - Painting - Interior	6,000.00	-	-100.00%	-	-	
5710 - Midrise - Hallway AC	4,000.00	-	-100.00%	-	-	
5720 - Midrise - Garage Door Panel Replacement	6,000.00	-	-100.00%	-	-	
5725 - EFIS Wall Replacement	75,000.00	-	-100.00%	-	-	
5730 - Common - Roof Repair	100,000.00	-	-100.00%	-	-	
5735 - Common - Bump Out Trim/Siding	27,000.00	-	-100.00%	-	-	
5740 - Common - Upgrade Yard Lighting	4,000.00	-	-100.00%	-	-	
5745 - Common - Sewage Lift Pump Replacement	6,000.00	-	-100.00%	-	-	
5750 - Common - Trench Drains	16,000.00	-	-100.00%	-	-	
5755 - Clubhouse Reserve - Fitness Equipment	1,000.00	-	-100.00%	-	-	
5760 - Clubhouse - Fitness Center Upgrade	3,000.00	-	-100.00%	-	-	
5765 - Clubhouse - Restroom Upgrade	2,000.00	-	-100.00%	-	-	
5766 - Clubhouse - Balcony and Door Repair	5,500.00	-	-100.00%	-	-	
Total Reserve Income	255,500.00	-	-100.00%	-	-	
Total Income	1,478,456.00	1,273,060.67	-13.89%	106,088.39	525.19	

Expense

Park Shore Condominium Association

1/1/2025 - 12/31/2025

2025 Proposed Annual Budget Comparison

	2024	2025	% Variance	Monthly	Per Unit* (202)	Notes
Common Expenses						
6101 - Electric	5,610.00	4,600.00	-18.00%	383.33	1.90	
6103 - Clubhouse Gas	2,040.00	2,040.00	0.00%	170.00	.84	
6112 - Common Water & Sewer	76,500.00	79,560.00	4.00%	6,630.00	32.82	
6120 - Common Handyman Services	-	2,500.00	100.00%	208.33	1.03	
6123 - Clubhouse Carpet Cleaning	500.00	500.00	0.00%	41.67	.21	add rug in fireplace room
6124 - Clubhouse Fire Life Safety	1,500.00	1,500.00	0.00%	125.00	.62	
6125 - Accounting Fees	4,200.00	5,000.00	19.05%	416.67	2.06	
6133 - Internet	2,730.00	5,400.00	97.80%	450.00	2.23	
6134 - Clubhouse Supplies	-	1,000.00	100.00%	83.33	.41	
6135 - Security Cameras / System	1,000.00	-	-100.00%	-	-	
6136 - Security Expense	1,200.00	-	-100.00%	-	-	
6216 - Office Supplies	6,000.00	1,900.00	-68.33%	158.33	.78	
6222 - Legal Expense - General	6,000.00	1,000.00	-83.33%	83.33	.41	
6223 - Corporate Income Tax	-	6,000.00	100.00%	500.00	2.48	
6311 - Management Fee	53,883.40	56,119.56	4.15%	4,676.63	23.15	times 4.15%(Add CPI 3.1454% plus 1%)
6312 - Administrative Expense	-	2,500.00	100.00%	208.33	1.03	
6315 - Clubhouse Elevator Permit	200.00	400.00	100.00%	33.33	.17	
6341 - Legal Fees - Collection	2,000.00	-	-100.00%	-	-	
6360 - Social	500.00	800.00	60.00%	66.67	.33	
6371 - Common Reserve	100,200.00	147,500.00	47.21%	12,291.67	60.85	
6381 - Clubhouse - Fitness Equipment	500.00	250.00	-50.00%	20.83	.10	
6390 - Miscellaneous Expense	200.00	3,343.00	1,571.50%	278.58	1.38	
6518 - Dryer Vent Cleaning	14,750.00	-	-100.00%	-	-	next cleaning in 2026
6523 - Clubhouse Elevator Contract	4,200.00	4,200.00	0.00%	350.00	1.73	
6541 - Clubhouse Electrical Repairs/Supplies	500.00	500.00	0.00%	41.67	.21	
6565 - Light Bulbs/Fixtures	500.00	1,000.00	100.00%	83.33	.41	
6572 - General Building Repairs	1,000.00	6,982.22	598.22%	581.85	2.88	
6576 - Pest Control	550.00	550.00	0.00%	45.83	.23	
6578 - Clubhouse HVAC Repairs	900.00	1,000.00	11.11%	83.33	.41	
6615 - Waterfront Assessment	41,000.00	41,000.04	0.00%	3,416.67	16.91	
6619 - Landscape Maintenance	37,380.00	37,380.00	0.00%	3,115.00	15.42	
6621 - Landscape Improvement	10,000.00	-	-100.00%	-	-	
6625 - Clubhouse Keys/Lock Repair	300.00	395.00	31.67%	32.92	.16	
6628 - Clubhouse Handyman Services	43,300.00	1,500.00	-96.54%	125.00	.62	
6638 - Maintenance Supply	1,000.00	1,000.00	0.00%	83.33	.41	
6642 - Clubhouse Plumbing & Repairs	1,000.00	1,000.00	0.00%	83.33	.41	
6655 - Fire Hydrants Annual Flashing	-	524.00	100.00%	43.67	.22	per Blair
6656 - Snow Removal	56,300.00	57,400.00	1.95%	4,783.33	23.68	

Park Shore Condominium Association

1/1/2025 - 12/31/2025

2025 Proposed Annual Budget Comparison

	2024	2025	% Variance	Monthly	Per Unit* (202)	Notes
6672 - Roof Repairs	16,000.00	9,600.00	-40.00%	800.00	3.96	
6680 - Tree Trimming	-	7,000.00	100.00%	583.33	2.89	Per bid from Hoppe in 2023
6803 - Clubhouse Cleaning	3,700.00	3,700.00	0.00%	308.33	1.53	
6806 - Clubhouse Cleaning Supplies	150.00	650.00	333.33%	54.17	.27	
6822 - Clubhouse Reserve	28,600.00	30,800.00	7.69%	2,566.67	12.71	
6941 - Insurance - Common	117,000.00	117,000.00	0.00%	9,750.00	48.27	
6947 - Real Estate Taxes	2,900.00	3,400.00	17.24%	283.33	1.40	
Total Common Expenses	645,793.40	648,493.82	0.42%	54,041.15	267.53	
Midrise Expenses						
6129 - Midrise - Trash Removal	13,650.00	17,640.68	29.24%	1,470.06	7.28	
6452 - Midrise - Gas	21,000.00	21,000.00	0.00%	1,750.00	8.66	
6453 - Parking # 167 Stipend M3-409	-	235.00	100.00%	19.58	.10	
6511 - Carpet Cleaning	-	6,876.00	100.00%	573.00	2.84	per Top Hat Spring & Fall services
6516 - Midrise - Maintenance Supplies	400.00	2,549.00	537.25%	212.42	1.05	
6520 - Midrise - Electricity	45,150.00	43,000.00	-4.76%	3,583.33	17.74	
6524 - Midrise - Elevator	14,000.00	20,000.00	42.86%	1,666.67	8.25	
6535 - Midrise - Garage Door Repair	5,000.00	1,000.00	-80.00%	83.33	.41	
6536 - Midrise - General Repairs	4,000.00	7,000.00	75.00%	583.33	2.89	
6548 - Midrise - Plumbing Repairs & Supplies	10,300.00	7,500.00	-27.18%	625.00	3.09	
6563 - Midrise - Garage Cleaning	4,000.00	4,000.00	0.00%	333.33	1.65	
6582 - Midrise (M3)Cleaning Stairwell Floors	-	3,500.00	100.00%	291.67	1.44	
6585 - Elevator Permits	-	150.00	100.00%	12.50	.06	
6588 - Elevator Annual Generator Service	-	1,960.00	100.00%	163.33	.81	
6589 - Midrise Elevator Phone Lines	-	2,884.00	100.00%	240.33	1.19	
6624 - Midrise - HVAC Repairs	5,000.00	3,000.00	-40.00%	250.00	1.24	
6643 - Midrise - Electrical - Repairs & Supplies	5,000.00	10,000.00	100.00%	833.33	4.13	
6645 - Midrise - Pest Control	1,575.00	1,000.00	-36.51%	83.33	.41	
6696 - Midrise - Fire/Life Safety	22,000.00	22,000.00	0.00%	1,833.33	9.08	
6701 - Midrise - Security Cameras / System	1,000.00	-	-100.00%	-	-	
6728 - Midrise Handyman Services	14,700.00	12,000.00	-18.37%	1,000.00	4.95	
6740 - Midrise - Cleaning Contract	22,500.00	43,200.00	92.00%	3,600.00	17.82	
6804 - Midrise - Carpet / Vinyl / Floor Repairs	3,600.00	-	-100.00%	-	-	
6810 - Midrise - Replacement Reserve	206,600.00	209,020.00	1.17%	17,418.33	86.23	
Total Midrise Expenses	399,475.00	439,514.68	10.02%	36,626.22	181.32	

Park Shore Condominium Association

1/1/2025 - 12/31/2025

2025 Proposed Annual Budget Comparison

	2024	2025	% Variance	Monthly	Per Unit* (202)	Notes
Townhome Expenses						
6450 - Townhome - Electricity	4,488.00	5,420.00	20.77%	451.67	2.24	
6470 - Townhome - Trash Removal	15,000.00	13,585.00	-9.43%	1,132.08	5.60	Per Colleen Radke email 7% increase in september 2025
6567 - Townhome - General Repairs	10,000.00	4,500.00	-55.00%	375.00	1.86	
6577 - Townhome - Fire / Life Safety	16,000.00	16,000.00	0.00%	1,333.33	6.60	
6644 - Townhome - Maintenance Supplies	300.00	400.00	33.33%	33.33	.17	
6709 - Townhome Handyman Services	4,500.00	747.00	-83.40%	62.25	.31	29 hours of handyman work
6999 - Townhome - Replacement Reserve	97,600.00	112,000.00	14.75%	9,333.33	46.20	
Total Townhome Expenses	147,888.00	152,652.00	3.22%	12,721.00	62.98	
Reserve Expense						
7137 - Midrise Elevator Upgrades	-	50,000.00	100.00%	4,166.67	20.63	
7184 - Plaza Deck Replacement	-	160,000.00	100.00%	13,333.33	66.01	
7190 - Elevator Replacement	-	50,000.00	100.00%	4,166.67	20.63	
7700 - Reserve Interest Adj.	18,000.00	-	-100.00%	-	-	
7701 - Ancillary Rental Income Adj.	1,500.00	-	-100.00%	-	-	
7705 - Midrise - HVAC Replacement	4,000.00	30,000.00	650.00%	2,500.00	12.38	
7710 - Midrise - Plumbing HW Replacement	6,000.00	35,000.00	483.33%	2,916.67	14.44	
7715 - Midrise - Garage Door Panel Replacement	6,000.00	-	-100.00%	-	-	
7725 - Common - Asphalt Resealing	75,000.00	41,000.00	-45.33%	3,416.67	16.91	
7730 - Landscape Improvements	100,000.00	25,000.00	-75.00%	2,083.33	10.31	
7735 - Common - Sewage Lift Pump Replacement	6,000.00	-	-100.00%	-	-	
7740 - Common - Trench Drains	16,000.00	-	-100.00%	-	-	
7745 - Common Envelope Repairs	27,000.00	85,000.00	214.81%	7,083.33	35.07	
7750 - Common - Upgrade Yard Lighting	4,000.00	-	-100.00%	-	-	
7755 - Clubhouse - Fitness Center Upgrade	3,000.00	-	-100.00%	-	-	
7760 - Clubhouse - Fitness Equipment	1,000.00	-	-100.00%	-	-	
7765 - Clubhouse - Restroom/Balcony/Door	7,500.00	-	-100.00%	-	-	
7771 - Common - T- Roof Replacement	77,805.00	-	-100.00%	-	-	
Total Reserve Expense	352,805.00	476,000.00	34.92%	39,666.67	196.37	
Total Expense	1,545,961.40	1,716,660.50	11.04%	143,055.04	708.19	

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*

Park Shore Condominium Association

1/1/2024 - 12/31/2024

2024 Proposed Annual Budget Comparison

	2023	2024	% Variance	Monthly	Per Unit* (202)	Notes
Asset						
Reserves						
1006 - Townhome Replacement Reserve	6,000.00	-	-100.00 %	-	-	
Total Reserves	6,000.00	-	-100.00 %	-	-	
Total Asset	6,000.00	-	-100.00 %	-	-	
Income						
Assessment Income						
5001 - Association Dues	1,150,100.00	1,193,156.00	3.74 %	99,429.67	492.23	3.7 % Increase per CPI
Total Assessment Income	1,150,100.00	1,193,156.00	3.74 %	99,429.67	492.23	
Other Income						
5043 - Clubhouse Rental	1,500.00	1,500.00	0.00 %	125.00	.62	
5101 - Interest Income	18,000.00	18,000.00	0.00 %	1,500.00	7.43	
5122 - Operating Reserve Contribution	10,300.00	10,300.00	0.00 %	858.33	4.25	
Total Other Income	29,800.00	29,800.00	0.00 %	2,483.33	12.29	
Reserve Income						
5705 - Midrise - Painting - Interior	6,000.00	6,000.00	0.00 %	500.00	2.48	
5710 - Midrise - Hallway AC	4,000.00	4,000.00	0.00 %	333.33	1.65	
5720 - Midrise - Garage Door Panel Replacement	6,000.00	6,000.00	0.00 %	500.00	2.48	
5725 - EFIS Wall Replacement	75,000.00	75,000.00	0.00 %	6,250.00	30.94	
5730 - Common - Roof Repair	100,000.00	100,000.00	0.00 %	8,333.33	41.25	
5735 - Common - Bump Out Trim/Siding	27,000.00	27,000.00	0.00 %	2,250.00	11.14	
5740 - Common - Upgrade Yard Lighting	4,000.00	4,000.00	0.00 %	333.33	1.65	
5745 - Common - Sewage Lift Pump Replacement	6,000.00	6,000.00	0.00 %	500.00	2.48	
5750 - Common - Trench Drains	16,000.00	16,000.00	0.00 %	1,333.33	6.60	
5755 - Clubhouse Reserve - Fitness Equipment	1,000.00	1,000.00	0.00 %	83.33	.41	
5760 - Clubhouse - Fitness Center Upgrade	3,000.00	3,000.00	0.00 %	250.00	1.24	
5765 - Clubhouse - Restroom Upgrade	2,000.00	2,000.00	0.00 %	166.67	.83	
5766 - Clubhouse - Balcony and Door Repair	5,500.00	5,500.00	0.00 %	458.33	2.27	
Total Reserve Income	255,500.00	255,500.00	0.00 %	21,291.67	105.40	
Total Income	1,435,400.00	1,478,456.00	3.00 %	123,204.67	609.92	

Expense

Park Shore Condominium Association

1/1/2024 - 12/31/2024

2024 Proposed Annual Budget Comparison

	2023	2024	% Variance	Monthly	Per Unit* (202)	Notes
Common Expenses						
6101 - Electric	5,500.00	5,610.00	2.00 %	467.50	2.31	2% inflation added
6103 - Clubhouse Gas	2,000.00	2,040.00	2.00 %	170.00	.84	2 % inflation added
6112 - Common Water & Sewer	75,000.00	76,500.00	2.00 %	6,375.00	31.56	2 % inflation added
6120 - Park Shore Employee Wages	43,300.00	-	-100.00 %	-	-	
6123 - Clubhouse Carpet Cleaning	500.00	500.00	0.00 %	41.67	.21	
6124 - Clubhouse Fire Life Safety	1,500.00	1,500.00	0.00 %	125.00	.62	
6125 - Accounting Fees	4,200.00	4,200.00	0.00 %	350.00	1.73	
6133 - Internet	2,600.00	2,730.00	5.00 %	227.50	1.13	5% inflation added
6135 - Security Cameras / System	1,000.00	1,000.00	0.00 %	83.33	.41	
6136 - Security Expense	-	1,200.00	120,000.00 %	100.00	.50	
6216 - Office Supplies	-	6,000.00	600,000.00 %	500.00	2.48	office supplies
6222 - Legal Expense - General	6,000.00	6,000.00	0.00 %	500.00	2.48	
6311 - Management Fee	53,000.00	53,883.40	1.67 %	4,490.28	22.23	
6312 - Administrative Expense	6,000.00	-	-100.00 %	-	-	
6315 - Fees/Dues/Permits	-	200.00	20,000.00 %	16.67	.08	4 x elevators permits
6341 - Legal Fees - Collection	2,000.00	2,000.00	0.00 %	166.67	.83	
6360 - Social	500.00	500.00	0.00 %	41.67	.21	
6371 - Common Reserve	83,500.00	100,200.00	20.00 %	8,350.00	41.34	per Reserve Study
6381 - Clubhouse - Fitness Equipment	500.00	500.00	0.00 %	41.67	.21	
6390 - Miscellaneous Expense	200.00	200.00	0.00 %	16.67	.08	
6518 - Dryer Vent Cleaning	-	14,750.00	1,475,000.00 %	1,229.17	6.08	Based on 2022 proposal Dryer Vent Wizard plus 5% required every other year
6523 - Clubhouse Elevator Contract	4,000.00	4,200.00	5.00 %	350.00	1.73	per Otis contract
6541 - Clubhouse Electrical Repairs/Supplies	4,500.00	500.00	-88.89 %	41.67	.21	
6565 - Light Bulbs/Fixtures	1,500.00	500.00	-66.67 %	41.67	.21	
6572 - General Building Repairs	2,000.00	1,000.00	-50.00 %	83.33	.41	
6576 - Pest Control	500.00	550.00	10.00 %	45.83	.23	
6578 - Clubhouse HVAC Repairs	-	900.00	90,000.00 %	75.00	.37	
6615 - Waterfront Assessment	41,000.00	41,000.00	0.00 %	3,416.67	16.91	
6619 - Landscape Maintenance	39,000.00	37,380.00	-4.15 %	3,115.00	15.42	2023 Brightview contract \$35,600 x 5% increase
6621 - Landscape Improvement	-	10,000.00	1,000,000.00 %	833.33	4.13	Hoppe
6625 - Clubhouse Keys/Lock Repair	300.00	300.00	0.00 %	25.00	.12	
6628 - Operating On-Site Employee	-	43,300.00	4,330,000.00 %	3,608.33	17.86	on-site manager
6638 - Maintenance Supply	2,000.00	1,000.00	-50.00 %	83.33	.41	
6642 - Clubhouse Plumbing & Repairs	1,000.00	1,000.00	0.00 %	83.33	.41	
6656 - Snow Removal	60,000.00	56,300.00	-6.17 %	4,691.67	23.23	per Bluemel's 2 year contract
6672 - Roof Repairs	8,000.00	16,000.00	100.00 %	1,333.33	6.60	
6673 - Concrete Repair	3,000.00	-	-100.00 %	-	-	

Park Shore Condominium Association

1/1/2024 - 12/31/2024

2024 Proposed Annual Budget Comparison

	2023	2024	% Variance	Monthly	Per Unit* (202)	Notes
6720 - Payroll Tax Expense	1,700.00	-	-100.00 %	-	-	
6742 - Site Administrator	30,000.00	-	-100.00 %	-	-	
6803 - Clubhouse Cleaning	3,700.00	3,700.00	0.00 %	308.33	1.53	Pioneer Cleaning
6806 - Clubhouse Cleaning Supplies	100.00	150.00	50.00 %	12.50	.06	
6822 - Clubhouse Reserve	27,700.00	28,600.00	3.25 %	2,383.33	11.80	per Reserve Study
6941 - Insurance - Common	90,000.00	117,000.00	30.00 %	9,750.00	48.27	estimated 30% increase based on other properties. Will true up when agent responds
6947 - Real Estate Taxes	2,600.00	2,900.00	11.54 %	241.67	1.20	
Total Common Expenses	609,900.00	645,793.40	5.89 %	53,816.12	266.42	
Midrise Expenses						
6102 - Midrise - Park Shore Employee Wages	14,700.00	-	-100.00 %	-	-	
6129 - Midrise - Trash Removal	13,000.00	13,650.00	5.00 %	1,137.50	5.63	5% inflation added
6452 - Midrise - Gas	20,000.00	21,000.00	5.00 %	1,750.00	8.66	5% inflation added
6516 - Midrise - Maintenance Supplies	400.00	400.00	0.00 %	33.33	.17	
6520 - Midrise - Electricity	43,000.00	45,150.00	5.00 %	3,762.50	18.63	5% inflation added
6524 - Midrise - Elevator	22,000.00	14,000.00	-36.36 %	1,166.67	5.78	
6535 - Midrise - Garage Door Repair	5,000.00	5,000.00	0.00 %	416.67	2.06	
6536 - Midrise - General Repairs	4,000.00	4,000.00	0.00 %	333.33	1.65	
6548 - Midrise - Plumbing Repairs & Supplies	10,300.00	10,300.00	0.00 %	858.33	4.25	
6563 - Midrise - Garage Cleaning	4,000.00	4,000.00	0.00 %	333.33	1.65	
6623 - Midrise - Payroll Taxes	1,300.00	-	-100.00 %	-	-	
6624 - Midrise - HVAC Repairs	5,000.00	5,000.00	0.00 %	416.67	2.06	
6643 - Midrise - Electrical - Repairs & Supplies	5,000.00	5,000.00	0.00 %	416.67	2.06	
6645 - Midrise - Pest Control	1,500.00	1,575.00	5.00 %	131.25	.65	5% inflation added
6696 - Midrise - Fire/Life Safety	22,000.00	22,000.00	0.00 %	1,833.33	9.08	
6701 - Midrise - Security Cameras / System	1,000.00	1,000.00	0.00 %	83.33	.41	
6728 - Midrise On-Site Employee	-	14,700.00	1,470,000.00 %	1,225.00	6.06	on-site manager
6740 - Midrise - Cleaning Contract	30,000.00	22,500.00	-25.00 %	1,875.00	9.28	2023 true numbers are \$2,985/month(\$35,820)
6804 - Midrise - Carpet / Vinyl / Floor Repairs	3,600.00	3,600.00	0.00 %	300.00	1.49	
6810 - Midrise - Replacement Reserve	200,000.00	206,600.00	3.30 %	17,216.67	85.23	per Reserve Study
Total Midrise Expenses	405,800.00	399,475.00	-1.56 %	33,289.58	164.80	

Park Shore Condominium Association

1/1/2024 - 12/31/2024

2024 Proposed Annual Budget Comparison

	2023	2024	% Variance	Monthly	Per Unit* (202)	Notes
Townhome Expenses						
6221 - Townhome - Park Shore Employee Wages	4,500.00	-	-100.00 %	-	-	
6450 - Townhome - Electricity	4,400.00	4,488.00	2.00 %	374.00	1.85	2% inflation added
6470 - Townhome - Trash Removal	15,000.00	15,000.00	0.00 %	1,250.00	6.19	John's Disposal
6567 - Townhome - General Repairs	10,000.00	10,000.00	0.00 %	833.33	4.13	
6577 - Townhome - Fire / Life Safety	16,000.00	16,000.00	0.00 %	1,333.33	6.60	
6644 - Townhome - Maintenance Supplies	200.00	300.00	50.00 %	25.00	.12	
6709 - Townhome On-Site Employee	-	4,500.00	450,000.00 %	375.00	1.86	on-site manager
6725 - Townhome - Payroll Services	100.00	-	-100.00 %	-	-	
6999 - Townhome - Replacement Reserve	94,500.00	97,600.00	3.28 %	8,133.33	40.26	
Total Townhome Expenses	144,700.00	147,888.00	2.20 %	12,324.00	61.01	
Reserve Expense						
7700 - Reserve Interest Adj.	18,000.00	18,000.00	0.00 %	1,500.00	7.43	
7701 - Ancillary Rental Income Adj.	1,500.00	1,500.00	0.00 %	125.00	.62	
7705 - Midrise - AC Replacement	4,000.00	4,000.00	0.00 %	333.33	1.65	
7710 - Midrise - Painting - Interior	6,000.00	6,000.00	0.00 %	500.00	2.48	
7715 - Midrise - Garage Door Panel Replacement	6,000.00	6,000.00	0.00 %	500.00	2.48	
7725 - Common - EFIS M1 Repair	75,000.00	75,000.00	0.00 %	6,250.00	30.94	
7730 - Common - M1 Roof Repair	100,000.00	100,000.00	0.00 %	8,333.33	41.25	
7735 - Common - Sewage Lift Pump Replacement	6,000.00	6,000.00	0.00 %	500.00	2.48	
7740 - Common - Trench Drains	16,000.00	16,000.00	0.00 %	1,333.33	6.60	
7745 - Common - Bump Out Trim/Siding	27,000.00	27,000.00	0.00 %	2,250.00	11.14	
7750 - Common - Upgrade Yard Lighting	4,000.00	4,000.00	0.00 %	333.33	1.65	
7755 - Clubhouse - Fitness Center Upgrade	3,000.00	3,000.00	0.00 %	250.00	1.24	
7760 - Clubhouse - Fitness Equipment	1,000.00	1,000.00	0.00 %	83.33	.41	
7765 - Clubhouse - Restroom/Balcony/Door	7,500.00	7,500.00	0.00 %	625.00	3.09	
7771 - Common - T-1 Roof Replacement	-	77,805.00	7,780,500.00 %	6,483.75	32.10	used Gilbertson May 2023 bid for T-8 and added 5% inflation for material cost
Total Reserve Expense	275,000.00	352,805.00	28.29 %	29,400.42	145.55	
Total Expense	1,435,400.00	1,545,961.40	7.70 %	128,830.12	637.77	

(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*