

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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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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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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	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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	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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	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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	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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	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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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)	-