

PARKSHORE PROPERTY OWNERS ASSOCIATION 2026 OPERATING BUDGET

	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2026 FEB YTD	2026 Budget
Association Fee Income							
4001 - Annual Fee Income	\$ 356,400.00	\$ 356,400.00	\$ 356,400.00	\$ 356,400.00	\$ 378,000.00	\$ 385,200.00	\$ 385,200.00
4002 - Reimbursement Income	\$ -	\$ -	\$ -	\$ 160.00	\$ -	\$ -	
Total Association Fee Income	\$ 356,400.00	\$ 356,400.00	\$ 356,400.00	\$ 356,560.00	\$ 378,000.00	\$ 385,200.00	\$ 385,200.00
Miscellaneous Income							
4315 - Clubhouse Rental	\$ -	\$ -	\$ 600.00	\$ -	\$ 160.00		\$ -
4325 - Court Cost & Legal Fees	\$ 7,005.81	\$ 8,937.18	\$ 19,129.57	\$ 17,679.87	\$ 14,822.14	\$ 2,697.00	\$ 16,000.00
4345 - Returned Item Fee	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ -
4350 - Insurance Claim Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4360 - Key income	\$ 160.00	\$ 450.00	\$ 100.00	\$ -	\$ -	\$ -	\$ -
4365 - Late Fee Income	\$ 2,414.84	\$ 1,900.00	\$ 763.59	\$ 3,468.87	\$ 4,431.63	\$ 4,225.00	\$ 3,000.00
4380 - Miscellaneous Income	\$ -	\$ 110.00	\$ 405.00	\$ -	\$ -	\$ -	\$ -
4395 - Pool Card Income	\$ -	\$ -	\$ -	\$ 304.00	\$ 275.00	\$ -	\$ 200.00
4605 - Interest Income	\$ 1,703.13	\$ 1,356.45	\$ 350.23	\$ 770.28	\$ 1,511.88	\$ 175.73	\$ 1,300.00
Total Miscellaneous Income	\$ 11,283.78	\$ 12,753.63	\$ 21,348.39	\$ 22,223.02	\$ 21,220.65	\$ 7,097.73	\$ 20,500.00
Total Parkshore Operating Income	\$ 367,683.78	\$ 369,153.63	\$ 377,748.39	\$ 378,783.02	\$ 399,220.65	\$ 392,297.73	\$ 405,700.00
Professional Fees							
5002 - Management Fee	\$ 29,700.00	\$ 30,400.00	\$ 28,699.00	\$ 32,250.00	\$ 32,250.00	\$ 6,186.50	\$ 37,119.00
5003 - Legal Fees & Court Costs	\$ 8,695.54	\$ 15,797.94	\$ 21,266.55	\$ 22,120.41	\$ 22,324.35	\$ 2,737.00	\$ 18,000.00
5009 - Security Services	\$ 12,000.00	\$ 10,500.00	\$ 15,000.00	\$ 11,400.00	\$ 10,800.00	\$ 1,200.00	\$ 5,700.00
						\$ 10,123.50	\$ 60,819.00
Administrative							
5100 - Administrative	\$ 6,012.83	\$ 6,957.03	\$ 10,231.07	\$ 11,375.85	\$ 6,483.36	\$ 875.00	\$ 10,000.00
5105 - Community Events & Programs	\$ 2,963.54	\$ 420.26	\$ 1,227.94	\$ 1,494.34	\$ 2,377.14	\$ 146.90	\$ 1,500.00
5115 - Social Media	\$ -	\$ 315.39	\$ -	\$ 375.00	\$ 553.50	\$ -	\$ 500.00
5125 -Website, Hosting & Domain Ex	\$ 375.00	\$ 385.44	\$ 399.50	\$ -	\$ 1,339.52	\$ 229.70	\$ 1,600.00
5170 - Bad Debt	\$ 842.72	\$ 72.62	\$ (110.61)	\$ 387.79	\$ 895.35	\$ -	\$ -
						\$ 1,251.60	\$ 13,600.00
Utilities							
5301 - Electric	\$ 27,841.89	\$ 28,692.97	\$ 33,016.42	\$ 35,036.85	\$ 34,102.75	\$ 1,676.13	\$ 35,000.00
5350 - Gas	\$ 1,466.46	\$ 724.71	\$ 1,047.34	\$ 3,156.11	\$ 2,034.69	\$ 104.36	\$ 2,500.00
5390 - Water & Sewer	\$ 6,500.17	\$ 9,013.52	\$ 6,358.76	\$ 15,639.00	\$ 7,530.99	\$ 771.57	\$ 11,000.00
						\$ 2,552.06	\$ 48,500.00
Amenities Maintenance							
5415 - Pool Contract	\$ 37,500.00	\$ 37,580.00	\$ 42,936.00	\$ 40,741.40	\$ 50,545.64	\$ 5,380.00	\$ 53,800.00
5418 - Pool Supplies	\$ 2,748.47	\$ 2,568.24	\$ 7,440.94	\$ 6,817.30	\$ 3,462.58	\$ -	\$ 4,000.00
						\$ 5,380.00	\$ 57,800.00
Grounds Maintenance							
5550 - Landscape Contract	\$ 80,915.04	\$ 80,915.04	\$ 74,172.12	\$ 86,579.04	\$ 88,197.36	\$ 14,988.16	\$ 89,929.00
5540 - Irrigation	\$ -	\$ -	\$ 8,103.61	\$ 2,335.84	\$ -	\$ -	\$ 1,000.00
5595 - Snow Removal	\$ 9,520.00	\$ 1,275.00	\$ 8,760.00	\$ 7,100.00	\$ 3,700.00	\$ 4,080.00	\$ 7,000.00
						\$ 19,068.16	\$ 97,929.00
Common Area Maintenance							
5700 - Common Area Maintenance	\$ 13,120.96	\$ 15,572.59	\$ 21,585.41	\$ 23,683.89	\$ 19,154.69	\$ 2,847.50	\$ 17,700.00
5755 - Exterminating		\$ 350.00	\$ -	\$ -	\$ -	\$ -	\$ -
5770 - Fountain Maintenance	\$ 5,451.88	\$ 5,685.00	\$ 3,980.53	\$ 5,126.98	\$ 6,589.72	\$ -	\$ 7,500.00
5795 Lake & Pond Maintenance	\$ -	\$ 1,428.73	\$ 4,690.39	\$ -	\$ -	\$ -	\$ -
5800 - Lake & Pond Treatment	\$ 10,410.51	\$ 9,004.98	\$ 5,886.03	\$ 10,937.88	\$ 15,553.30	\$ -	\$ 14,852.00
5850 - Rubbish and Trash Removal	\$ -	\$ -	\$ -	\$ -	\$ 379.45	\$ -	\$ 500.00
						\$ 2,847.50	\$ 40,552.00
Building Maintenance							
5990 - Contingency Maintenance	\$ 7,485.00	\$ -	\$ 4,211.16	\$ 9,603.55	\$ 3,820.51	\$ -	\$ 3,000.00
						\$ -	\$ 3,000.00
Insurance							
6105 - Property & Liability Insurance	\$ 1,170.00	\$ 6,191.00	\$ 6,553.00	\$ 6,674.00	\$ 7,209.00	\$ 10,463.00	\$ 10,500.00
6106 - Insurance Claims Paid	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ 10,463.00	\$ 10,500.00
Taxes							
6205 - State and Federal Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
6215 - Drainage/Storm Water Taxes	\$ 1,671.20	\$ 1,671.21	\$ 1,433.22	\$ 1,671.20	\$ 1,671.20	\$ -	\$ 2,300.00
						\$ -	\$ 2,800.00
Reserve Funding							
7001 - Reserve Funding	\$ 72,000.00	\$ 75,000.00	\$ 75,000.00	\$ 70,000.00	\$ 75,000.00	\$ 70,200.00	\$ 70,200.00
7003 - Reserve Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7004 - Contingency Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ 70,200.00	\$ 70,200.00
Total Parkshore Operating Expense	\$ 338,391.21	\$ 338,850.46	\$ 381,888.38	\$ 356,947.73	\$ 395,975.10	\$ 121,885.82	\$ 405,700.00
Total Parkshore Operating Income	\$ 367,683.78	\$ 369,153.63	\$ 377,748.39	\$ 378,783.02	\$ 399,220.65	\$ 392,297.73	\$ 405,700.00
	\$ 29,292.57	\$ 30,303.17	\$ (4,139.99)	\$ 21,835.29	\$ 3,245.55	\$ 270,411.91	\$ -

INCOME	2022 Actual	2023 Dec YTD	2026 FEB YTD	2026 Budget
Replacement Reserve Funding		\$ 75,000.00	\$ 70,200.00	\$ 70,200.00
Reserve Reimbursement				
Contingency Funding				
Interest		\$ 7,088.53	\$ 1,884.18	\$ 5,000.00
Town of Fishers Grant				
Total Income		\$ 82,088.53	\$ 72,084.18	\$ 75,200.00
EXPENSES				
Lake - Fountain Replacements		\$ 14,000.00		\$ 15,000.00
Lake - Fountain Maintnence				
Lake - Pond Signs				
Lake - Rip Rap				
Lake - Erosion Control Contingency				
Total Lakes & Fountains		\$ 14,000.00	\$ -	\$ 15,000.00
Pool - Asphalt/Repair/Maintenance				
Pool - Exterior & Interior Painting				
Pool - Epoxy Flooring Paint				
Pool - Building Repair & Maint.				
Pool - Plastering		\$ 10,471.53	\$ -	
Pool - Furniture Replacement				
Pool - Restrapping & Repairs				\$ 2,000.00
Pool - Umbrellas				
Pool - Facility Allowance				\$ 1,000.00
Pool - Building Repair and Maintenance				\$ 7,500.00
Pool - Floor Paint				
Pool - Remodling : Restrooms				
Pool - Electrical & Plumbing Contingency			\$ -	
Pool - Sign Contingencey				
Pool - Equipment				
Pool - Decking			\$ -	
Pool - Fencing				
Pool - Heater				
Pool - Chlorinator				
Total Pool and Bathhouse		\$ 10,471.53	\$ -	\$ 10,500.00
Entranceway - Electrical Repair & Maintenance				
Entranceway - Repair & Maintenance				
Entranceway - Signage Repair & Replacement		\$ 1,118.15	\$ -	\$ 7,000.00
Entry Sign Repair/Replacements/Additions				
Perimeter Fencing - Brick Pillar Repairs				
Perimeter Fencing - Sectional Repairs			\$ -	
Total Entry Walls, Electrical & Irrigation		\$ 1,118.15	\$ -	\$ 7,000.00
Landscape - Native Tree Removal/Replacement				\$ 36,000.00
Landscape - Entry Replacement/Upgrades				
Landscape - Irrigation System Upgrades				
Landscape - Landscape & Tree Contingency			\$ -	
Landscape - Pathway resurface				
Total Landscape		\$ -	\$ -	\$ 36,000.00
Park - Basketball Court Recoating				
Park - Basketball Court Resurfacing				
Park - Basketball Court Goals				
Park - Tennis Court Recoating				
Park - Tennis Court Resurfacing				
Park - Tennis Court Net				
Park - Court Fencing				
Park - Playground Equipment Repairs				
Park - Playground Equipment Replacement			\$ -	
Park - Fixture Replacement				
Total Park, Playgrounds and Courts		\$ -	\$ -	\$ -
General Contingency				
Reserve Study				
Administrative				
Total Contingency and Administrative		\$ -	\$ -	\$ -
Total Reserve Spending/Budget		\$ 25,589.68	\$ -	\$ 68,500.00