PARK PLACE CONDOMINIUMS BUDGET
JANUARY 1, 2025 THROUGH DECEMBER 31, 2025

Income

2025 Dues	$386,460.00
Club Room	$1,000.00

General Operating Expenses

Attorney/Accountant/Professional Serv	$4,000.00
Bank Service Charges	$200.00
Carpet Cleaning	$8,600.00
Club Room	$1,000.00
Electric	$20,000.00
Elevator MEI ($5100); Repairs ($3000); Inspections ($300); Permits $150)	$8,550.00
Fire/Enviromental Protection Municipal fire protection ($4100); Alarm inspections ($1500); Extingisher Inspections ($450); Sprinkler system inspections ($860); Monitoring service ($1100); CO monitoring system inspection ($667)	$8,770.00
Natural Gas (Heating)	$5,000.00
Grounds a) Snow Removal Contract ($18,900) b) Gen. Grounds Budgeted @ 110 man hours for additional services i.e clean up ($10,450) c) Spring Valley Landscaping Contract ($22,756)	$52,106.00
Housekeeping of Common Areas a)Cleaning Contract ($18000) b)Supplies ($400)	$18,400.00
Business Insurance-Master Policy Property/Liability /Umbrella	$51,318.00
Maintenance Supplies/Tools/Equip	$4,000.00
Misc	$2,000.00
Office & Administration	$2,000.00
Pest Control	$2,048.00
Phones, Internet, Cable TV	$5,040.00
Property Tax Unit #109	$2,000.00
Omni Property Services	$34,000.00
Repairs	$35,000.00
Waste/Recyclables Removal	$30,000.00
Water/Sewer	$28,000.00
Water Softener Salt	$4,000.00

Sub-Total Operating Expenses	***$326,032.00***
Reserves (32.44 per month)	***$44,000.00***
Payment Plan for Past Restoration Work ($13.25 per month/unit)	***$18,000.00***
Total Expenses	***$388,032.00***

HOA Dues per Unit/per Month ***$285.00***

Projected Projects

1. Carpet south building 1st floor ($10.33 per unit/per month)
2. Redesign concrete exterior surface between phase 1 southwest corner & phase 2 southeast corner ($22.15 per unit/month)

*The projected operating expenses are based on the previous years actual expenditures, current quotes, Board decisions, and/or existing contractural agreements.