The
Parkway Square
Condominiums

2026 Budget

	Annual	Monthly	Per Unit
INCOME			
Assessments	$ 75,600.00	$ 6,300.00	$ 350.00
Special Assessment	$ -	$ -	$ -
Total Income:	**$ 75,600.00**	**$ 6,300.00**	**$ 350.00**
EXPENSES			
Accounting	$ 185.00	$ 15.42	$ 0.86
Common Electric	$ 1,800.00	$ 150.00	$ 8.33
Common Water & Sewer	$ 900.00	$ 75.00	$ 4.17
Fees & Permits	$ 25.00	$ 2.08	$ 0.12
Fire Alarm Monitoring	$ 1,600.00	$ 133.33	$ 7.41
Fire Protection	$ 2,200.00	$ 183.33	$ 10.19
General Maintenance	$ 4,765.00	$ 397.08	$ 22.06
Insurance	$ 14,000.00	$ 1,166.67	$ 64.81
Landscape	$ 8,000.00	$ 666.67	$ 37.04
Landscape Improvements	$ 3,000.00	$ 250.00	$ 13.89
Legal Counsel Fees	$ 300.00	$ 25.00	$ 1.39
Management Fees	$ 5,400.00	$ 450.00	$ 25.00
Office Supplies	$ 100.00	$ 8.33	$ 0.46
Refuse Disposal	$ 6,000.00	$ 500.00	$ 27.78
Reserve	$ 11,500.00	$ 958.33	$ 53.24
Building Improvements	$ 1,825.00	$ 152.08	$ 8.45
Snow Removal	$ 14,000.00	$ 1,166.67	$ 64.81
Total Expense:	$ 75,600.00	$ 6,300.00	$ 350.00
Net Income (Loss)	**$ -**	**$ -**	**$ -**

Common Water & Sewer covers spigots and fire system only.

Parkway Square Condos

	Dec-15	Dec-16	Dec-17	Dec-18	Dec-19	Dec-20	Dec-21	Dec-22	Dec-23	Dec-24	Dec-25	2025 Budget	DIFFERENCE	2026 Budget	DIFFERENCE	NOTES
INCOME	*$ 240.00*	*$ 240.00*	*$ 240.00*	*$ 250.00*	*$ 260.00*	*$ 270.00*	*$ 270.00*	*$ 280.00*	*$ 330.00*	*$ 330.00*	*$ 350.00*			$ 350.00		
ASSOCIATION FEES	$ 25,340.00	$ 33,840.00	$ 34,936.20	$ 35,933.60	$ 37,225.20	$ 38,880.20	$ 39,430.00	$ 41,160.40	$ 45,715.17	$ 47,853.52	$ 50,400.00	$ 50,400.00	**$ -**	$ 75,600.00	**#REF!**	18 Condos
SPECIAL ASSESSMENTS	$ 3,600.00	$ -	$ -	$ -			$ -	$ -	$ -	$ -	$ -	$ -	**$ -**			
TOTAL INCOME	$ 28,940.00	$ 33,840.00	$ 34,936.20	$ 35,933.60	$ 37,225.20	$ 38,880.20	$ 39,430.00	$ 41,160.40	$ 45,715.17	$ 47,853.52	$ 50,400.00	$ 50,400.00	$ -	$ 75,600.00	#REF!	
EXPENSE																
Common Area Electric	$ 734.62	$ 1,348.01	$ 1,277.67	$ 1,556.68	$ 1,615.23	$ 1,594.60	$ 1,545.82	$ 1,314.41	$ 1,323.43	$ 966.09	$ 1,284.47	$ 1,200.00	**$ 84.47**	$ 1,800.00	**$ 600.00**	
Sprinkler Lines	$ 511.86	$ 551.04	$ 564.57	$ 409.26	$ 363.22	$ 373.16	$ 538.16	$ 545.54	$ 556.43	$ 566.39	$ 620.60	$ 600.00	**$ 20.60**	$ 900.00	**$ 300.00**	
Maintenance-General	$ 71.13	$ 1,447.17	$ 981.44	$ 428.44	$ 2,194.45	$ 1,066.60	$ 1,821.45	$ 4,843.81	$ 2,017.78	$ 2,141.85	$ 744.04	$ 2,500.00	**$ (1,755.96)**	$ 4,765.00	**$ 2,265.00**	
Snow Removal	$ 4,893.50	$ 5,115.50	$ 5,902.50	$ 4,722.00	$ 7,863.72	$ 7,854.30	$ 7,989.54	$ 8,678.46	$ 9,546.21	$ 9,754.20	$ 9,754.20	$ 9,555.00	**$ 199.20**	$ 14,000.00	**$ 4,445.00**	Agreement with Legacy Expires 4/30/27
Landscape Improvements	$ -	$ -	$ 1,360.00	$ 2,266.48	$ 2,056.98	$ -	$ 5,339.36	$ 1,925.38	$ 5,348.85	$ -	$ 6,278.81	$ 1,000.00	**$ 5,278.81**	$ 3,000.00	**$ 2,000.00**	
Landscape Contract	$ 3,227.20	$ 4,641.56	$ 4,641.55	$ 4,536.51	$ 4,544.70	$ 3,274.74	$ 3,428.18	$ 3,590.37	$ 3,684.10	$ 3,826.41	$ 3,826.41	$ 3,705.00	**$ 121.41**	$ 8,000.00	**$ 4,295.00**	Agreement with Legacy Expires 11/30/27
Alarm Line Monitoring	$ 1,002.72	$ -	$ 986.88	$ 1,520.64	$ 506.88	$ 1,012.80	$ 1,012.80	$ 1,012.80	$ -	$ 1,373.85	$ 1,016.64	$ 1,375.00	**$ (358.36)**	$ 1,600.00	**$ 225.00**	Agreement with Grunau Fire Protection
Accounting Services	$ 280.00	$ 170.00	$ 175.00	$ 175.00	$ 175.00	$ 180.00	$ 180.00	$ 180.00	$ 185.00	$ 185.00	$ 185.00	$ 185.00	**$ -**	$ 185.00	**$ -**	Annual Federal Tax Return with Stecker & Associates
Legal Counsel Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 510.00		$ 285.00	**$ (285.00)**	$ 300.00	**$ 15.00**	1 hour of legal fees
Licenses, Fees & Permits	$ 10.00	$ 509.00	$ 10.00	$ 509.00	$ 10.00	$ 609.00	$ 10.00	$ 25.00	$ 820.00	$ 25.00	$ 25.00	$ 490.00	**$ (465.00)**	$ 25.00	**$ (465.00)**	WDFI Annual Report
Office Services	$ 7.70	$ 80.72	$ 56.53	$ 61.00	$ 49.59	$ 19.50	$ 90.97	$ 62.24	$ 44.67	$ 72.17	$ 41.77	$ 100.00	**$ (58.23)**	$ 100.00	**$ -**	
Management Fees	$ 3,360.00	$ 1,536.00	$ 1,584.00	$ 1,584.00	$ 1,776.00	$ 1,872.00	$ 2,640.00	$ 3,024.00	$ 3,072.00	$ 3,600.00	$ 3,600.00	$ 3,600.00	**$ -**	$ 5,400.00	**$ 1,800.00**	Management Fees to be paid to FG based on when units receive occupancy
Property Insurance	$ 4,076.00	$ 4,568.00	$ 4,568.00	$ 4,480.00	$ 4,520.00	$ 4,516.00	$ 5,280.00	$ 5,282.00	$ 5,407.00	$ 7,619.00	$ 8,936.00	$ 13,400.00	**$ (4,464.00)**	$ 14,000.00	**$ 600.00**	3/9/25 - 3/9/26 with The Cincinnati Insurance Comp.
Fire Protection	$ 567.50	$ 2,637.27	$ 1,084.38	$ 1,158.62	$ 1,139.08	$ 4,806.58	$ 448.38	$ 647.80	$ 1,205.00	$ 1,726.28	$ 7,685.36	$ 2,070.00	**$ 5,615.36**	$ 2,200.00	**$ 130.00**	Grunau Company, Fire Alarm, Fire Sprinkler, Fire Extinguisher, Fire Hydrant
Reserve	$ 8,000.00	$ 8,475.00	$ 6,454.50	$ 10,049.00	$ 6,997.50	$ 7,890.00	$ 7,215.75	$ 6,110.25	$ 9,237.75	$ 9,645.75	$ 5,915.00	$ 5,915.00	**$ -**	$ 11,500.00	**$ 5,585.00**	Min. 10% for Financing. Recommend Reserve Study to better gauge reserve contribution.
Building Improvements	$ -	$ -	$ 4,099.00	$ -	$ -		$ 3,850.00	$ 1,582.50	$ -	$ -	$ 6,377.50	$ -	**$ 6,377.50**	$ 1,825.00	**$ 1,825.00**	Funds taken from Reserve Account
Trash Collection	$ 1,240.46	$ 1,722.46	$ 2,222.76	$ 2,577.93	$ 3,440.75	$ 3,184.75	$ 4,376.41	$ 4,475.60	$ 5,963.76	$ 4,025.24	$ 4,483.70	$ 4,420.00	**$ 63.70**	$ 6,000.00	**$ 1,580.00**	
TOTAL EXPENSE	$ 28,756.31	$ 32,801.73	$ 35,968.78	$ 36,034.56	$ 37,253.10	$ 38,254.03	$ 45,766.82	$ 43,300.16	$ 48,411.98	$ 46,037.23	$ 60,774.50	$ 50,400.00		$ 75,600.00		
NET INCOME (LOSS)	$ 183.69	$ 1,038.27	$ (1,032.58)	$ (100.96)	$ (27.90)	$ 626.17	$ (6,336.82)	$ (2,139.76)	$ (2,696.81)	$ 1,816.29	$ (10,374.50)	$ -				
12/31 Reserve Balance	**$ 12,048.10**	**$ 20,547.31**	**$ 26,037.20**	**$ 36,152.01**	**$ 43,309.07**	**$ 51,308.41**	**$ 57,045.09**	**$ 63,866.63**	**$ 66,260.01**	**$ 76,099.85**	**$ 71,637.66**					