

Parkside 2023 Draft Operation	Draft Budget 2023	2022	2021	2020	2019	2018	2017	Average	Inflator 110.0%	Notes:
Income:										
Dues	\$230,400	\$177,536	\$166,399	\$161,280	\$161,280	\$161,280	\$159,360	\$164,523	\$180,975	Draft Budget: \$300 per unit/mo vs \$290
Late Fees	\$10		\$12	\$0	\$24	\$12	\$36	\$17	\$18	
Miscellaneous									\$0	
Special Assessment:				\$0	\$0	\$0	\$0	\$0	\$0	
Capital Reserve								\$46,080	\$50,688	Draft Budget: \$60 per unit/mo vs \$60
Interest	\$300		\$390	\$385	\$272	\$357	\$119	\$304	\$335	
Subtotal:	\$230,710	\$177,536	\$166,801	\$161,665	\$161,576	\$161,649	\$159,515	\$164,790	\$181,269	
Expenses:										
Administrative										
CPA	\$1,335	\$1,325	\$1,250	\$1,252	\$1,252	\$1,250	\$1,235	\$1,261	\$1,387	
Legal/Professional Services	\$1,475	\$606	\$0	\$1,400	\$1,958	\$3,308	\$1,003	\$1,379	\$1,517	
Bank Charges	\$30		\$12		\$49	\$17	\$39	\$29	\$32	
Office Expense	\$650		\$477	\$607	\$598	\$550	\$759	\$598	\$658	
Violation Enforcement	\$0		\$0	\$0	\$48	\$447	\$0	\$99	\$109	
Meeting Expense	\$150		\$30	\$131	\$0	\$0	\$611	\$154	\$170	
Management Fee	\$21,978	\$21,978	\$18,120	\$18,120	\$18,120	\$18,120	\$18,120	\$18,763	\$20,639	
Subtotal:	\$25,618	\$23,909	\$19,889	\$21,510	\$22,025	\$23,691	\$21,767	\$22,132	\$24,345	
Common Area										
Electricity	\$2,000	\$2,007	\$352	\$867	\$908	\$957	\$395	\$914	\$1,006	
Water/Sewer	\$56,000	\$55,499	\$46,728	\$50,512	\$50,899	\$44,356	\$39,843	\$47,973	\$52,771	
Cable T.V./Wi Fi	\$0	\$0	\$0	\$0	\$21	\$0	\$0	\$3	\$4	
Refuse Disposal	\$7,750	\$7,330	\$7,269	\$7,313	\$7,372	\$7,764	\$7,623	\$7,445	\$8,190	
Cleaning/Upkeep	\$100	\$0	\$23	\$254	\$791	\$402	\$1,200	\$445	\$489	
Cleaning Supplies	\$160	\$139	\$0	\$287	\$193	\$79	\$39	\$123	\$135	
Light Bulbs/Checks	\$50	\$0	\$0	\$14	\$28	\$14	\$101	\$26	\$29	
Pest Control	\$200	\$0	\$375	\$225	\$275	\$0	\$170	\$174	\$192	
Landscaping	\$5,100	\$3,952	\$4,680	\$4,911	\$3,313	\$8,534	\$3,058	\$4,741	\$5,215	
Spring Cleanup	\$1,900	\$1,686	\$1,529	\$1,853	\$1,346	\$1,432	\$1,735	\$1,597	\$1,757	
Fall Cleanup	\$1,900	\$1,369	\$1,742	\$1,320	\$1,844	\$3,809	\$0	\$1,681	\$1,849	
Landscape Improvements	\$1,200	\$0	\$0	\$0	\$3,118	\$803	\$2,053	\$996	\$1,095	
Tree Management	\$1,650	\$12,061	\$1,439	\$1,650	\$820	\$1,500	\$995	\$3,077	\$3,385	
Flowers/Maintenance	\$300	\$323	\$382	\$0	\$0	\$0	\$1,027	\$289	\$317	
Bed Maintenance/Weeding	\$1,250	\$619	\$139	\$1,582	\$1,931	\$1,160	\$674	\$1,017	\$1,119	
Tree/Shrub Spraying	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Pruning	\$200	\$0	\$0	\$0	\$385	\$740	\$0	\$188	\$206	
Herbicides & Fertilizer	\$500	\$0	\$0	\$495	\$0	\$1,430	\$716	\$440	\$484	
Sprinkler System Repair	\$1,775	\$1,361	\$1,668	\$4,283	\$559	\$767	\$1,310	\$1,658	\$1,824	
Window Cleaning	\$0	\$195	\$0	\$0	\$0	\$0	\$0	\$98	\$107	
Snow Hauling	\$13,500	\$15,920	\$9,095	\$6,210	\$21,687	\$0	\$19,250	\$12,027	\$13,230	
Winterization/DeWinterize	\$50	\$44	\$50	\$984	\$0	\$0	\$0	\$180	\$198	
Roof Snow Removal	\$28,000	\$32,418	\$21,227	\$15,211	\$40,376	\$8,228	\$36,050	\$25,585	\$28,143	
Snow Plowing	\$7,000	\$604	\$5,910	\$5,110	\$13,025	\$2,515	\$9,570	\$6,122	\$6,734	
Pathway Snow Removal	\$5,000	\$3,103	\$3,881	\$3,392	\$5,181	\$4,926	\$6,424	\$4,485	\$4,933	
Christmas Lights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Maintenance	\$30,000	\$4,558	\$36,243	\$64,728	\$32,246	\$9,200	\$16,181	\$27,193	\$29,912	
Maintenance Supplies	\$350	\$795	\$351	\$346	\$0	\$142	\$52	\$281	\$309	
Office Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Parking Permits	\$1,000	\$1,594	\$710	\$682	\$1,163	\$726	\$1,351	\$1,038	\$1,141	
Flood Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Signs	\$75	\$196	\$0	\$0	\$58	\$0	\$0	\$51	\$56	
Other Expense	\$500	\$88	\$651	\$284	\$284	\$853	\$530	\$448	\$493	
Subtotal:	\$167,510	\$145,860	\$144,444	\$172,511	\$187,820	\$100,336	\$150,344	\$150,219	\$165,241	
Building Expenses										
Building Insurance	\$35,000	\$35,743	\$30,095	\$30,154	\$30,154	\$28,850	\$27,008	\$30,334	\$33,367	
Chimney Cleaning	\$1,200	\$0	\$1,120	\$1,120	\$1,148	\$928	\$944	\$877	\$964	
Alarm Monitoring	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Taxes	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$33	
Subtotal:	\$36,230	\$35,773	\$31,245	\$31,304	\$31,332	\$29,808	\$27,982	\$31,241	\$34,365	
Capital Expenses										
Paint				\$0	\$1,320	\$0	\$0	\$330	\$363	
Parking Lot/Drainage			\$0	\$8,500		\$3,007	\$0	\$2,877	\$3,165	
Swimming Pool									\$0	
Misc Projects (incl elec reimb)		\$6,150	\$2,400					\$4,275	\$4,703	
Subtotal:	\$0	\$6,150	\$2,400	\$8,500	\$1,320	\$3,007	\$0	\$3,563	\$3,919	
<b>Total Expense:</b>	<b>\$229,358</b>	<b>\$211,692</b>	<b>\$197,978</b>	<b>\$233,825</b>	<b>\$242,498</b>	<b>\$156,843</b>	<b>\$200,093</b>	<b>\$207,155</b>	<b>\$227,870</b>	
<b>Net Income:</b>	<b>\$1,352</b>	<b>(\$34,156)</b>	<b>(\$31,177)</b>	<b>(\$72,160)</b>	<b>(\$80,922)</b>	<b>\$4,806</b>	<b>(\$40,578)</b>	<b>(\$42,364)</b>	<b>(\$46,601)</b>	