

PARKWOOD SQUARE VILLAS
44 UNITS
JANUARY 1, 2025- DECEMBER 31, 2025

| ACCT | REVENUE | 2024 APPROVED ANNUAL | 2025 PROPOSED ANNUAL | 2025 MONTHLY AMOUNT |
|------|--------------------------------------|-------------------------|-------------------------|------------------------|
| | | | | 16% |
| 4010 | Unit Maintenance Fees | \$344,687 | \$399,872 | \$33,323 |
| 4015 | Carport Fees | \$864 | \$0 | \$0 |
| 4100 | Special Assessment Income | \$15,430 | \$0 | \$0 |
| 4300 | Laundry Income | \$1,656 | \$2,000 | \$167 |
| | TOTAL REVENUE | \$362,637 | \$401,872 | \$33,489 |
| | OPERATING EXPENSES | | | |
| 5010 | Office Expense with cap | \$4,500 | \$4,390 | \$366 |
| 5015 | Lockbox Fees | \$374 | \$374 | \$31 |
| 5020 | Website Maintenance | \$0 | \$750 | \$63 |
| 5300 | Insurance | \$76,622 | \$84,284 | \$7,024 |
| 5600 | Annual Report | \$90 | \$90 | \$8 |
| 5610 | FI Condo Division Fee | \$176 | \$176 | \$15 |
| 5800 | Mgmt Fees Exp. 12/24 - 30 day notice | \$8,400 | \$9,000 | \$750 |
| 5900 | Legal Fees | \$1,500 | \$1,000 | \$83 |
| 5910 | Audit/Tax | \$475 | \$475 | \$40 |
| | TOTAL ADMNISTRATIVE | \$92,137 | \$100,539 | \$8,378 |
| | GROUNDS MAINTENANCE | | | |
| 5400 | Lawn Service Contract | \$16,000 | \$9,700 | \$808 |
| 5410 | Irrigation Repairs | \$0 | \$300 | \$25 |
| | TOTAL GROUNDS MAINTENANCE | \$16,000 | \$10,000 | \$833 |
| | BUILDING MAINTENANCE | | | |
| 6100 | Repair / Maintenance - Building | \$8,000 | \$650 | \$54 |
| 6110 | Repair / Maintenance - Grounds | \$3,000 | \$0 | \$0 |
| 6140 | Fire Extinguishers | \$320 | \$320 | \$27 |
| 8000 | Operating Contingency | \$0 | \$0 | \$0 |
| | TOTAL BUILDING MAINTENANCE | \$11,320 | \$970 | \$81 |
| | LAND LEASE | | | |
| 6500 | Land Lease Payments Inc 2022 | \$78,536 | \$78,536 | \$6,545 |
| | TOTAL LAND LEASE | \$78,536 | \$78,536 | \$6,545 |
| | UTILITY EXPENSES | | | |
| 7000 | Electric | \$5,314 | \$4,453 | \$371 |
| 7001 | Water & Sewer | \$46,000 | \$54,124 | \$4,510 |
| 7006 | Cable Service | \$31,102 | \$32,138 | \$2,678 |
| | TOTAL UTILITY EXPENSES | \$82,416 | \$90,715 | \$7,560 |
| | TOTAL OPERATING EXPENSES | \$280,409 | \$280,760 | \$23,397 |
| | RESERVES | | | |
| 9015 | Painting Reserves | \$6,163 | \$6,163 | \$514 |
| 9018 | Paving Reserves | \$5,000 | \$4,946 | \$412 |
| 9060 | Sealcoating | \$4,988 | \$0 | \$0 |
| 9040 | Laundry Reserves | \$107 | \$1,391 | \$116 |
| 9045 | Roof Reserves | \$40,000 | \$82,420 | \$6,868 |
| 9055 | Carport Reserves | \$820 | \$808 | \$67 |
| 9065 | Sidewalk Reserves | \$250 | \$484 | \$40 |
| 9050 | Payment /Roof | \$24,900 | \$24,900 | \$2,075 |
| 9100 | Reserves - Deferred Maintenance | \$0 | \$0 | \$0 |
| | TOTAL RESERVES | \$82,228 | \$121,112 | \$10,093 |
| | TOTAL EXPENSES | \$362,637 | \$401,872 | \$33,489 |
| | | \$0 | (\$0) | |

**RESERVE ANALYSIS
PARKWOOD SQUARE VILLAS
JANUARY 1, 2025 - DECEMBER 31, 2025**

| RESERVES | Current Replacement cost | Current Reserves 1/1/2025 | Expected Life Yrs. | Remaining Life Yrs | Unreserved Amounts | 2025 Fully Funded Annual Reserves | 2025 Actual Budgeted Amount |
|----------------------------|---------------------------------|----------------------------------|---------------------------|---------------------------|---------------------------|--|------------------------------------|
| Reserves - Painting | \$27,000 | \$8,512 | 7 | 3 | \$18,488 | \$6,163 | \$6,163 |
| Reserves - Paving | \$100,000 | \$6,050 | 20 | 19 | \$93,950 | \$4,945 | \$4,946 |
| Reserves - Sealcoating | \$21,000 | \$4,988 | 5 | 3 | \$16,012 | \$5,337 | \$0 |
| Reserves - Laundry | \$4,000 | \$2,609 | 10 | 1 | \$1,391 | \$1,391 | \$1,391 |
| Reserves - Roof | \$375,000 | \$39,999 | | | \$335,001 | \$77,083 | \$82,420 |
| Reserves - Roof 5870 | \$75,000 | \$0 | 20 | 6 | \$75,000 | \$12,500 | \$0 |
| Reserves - Roof 5860 | \$75,000 | \$0 | 20 | 18 | \$75,000 | \$4,167 | \$0 |
| Reserves - Roof 5865 | \$75,000 | \$0 | 20 | 4 | \$75,000 | \$18,750 | \$0 |
| Reserves - Roof 5845 | \$75,000 | \$0 | 20 | 2 | \$75,000 | \$37,500 | \$0 |
| Reserves - Roof 5875 | \$75,000 | \$0 | 20 | 18 | \$75,000 | \$4,167 | \$0 |
| Reserves - Carports | \$16,000 | \$1,454 | 20 | 18 | \$14,546 | \$808 | \$808 |
| Reserves - Sidewalks | \$4,000 | \$1,093 | 20 | 6 | \$2,907 | \$484 | \$484 |
| Loan Payment | | | 7 | | | \$24,900 | \$24,900 |
| Reserves - Def Maintenance | \$0 | \$7,989 | | | | | \$0 |

TOTALS

\$922,000

\$72,694

\$448,831

\$121,112

\$121,112

FULLY FUNDED BUDGET

| # UNITS | % | UNIT # | 2024 Base Monthly | Cable | Carports | 2025 Monthly Total |
|---------|----------|---|-------------------|---------|----------|--------------------|
| 2 | 0.022800 | 29, 41 | \$698.69 | \$60.87 | \$6.00 | \$765.56 |
| 5 | 0.020360 | 30, 31, 39, 42, 43 | \$623.92 | \$60.87 | \$6.00 | \$690.79 |
| 1 | 0.022800 | 20 | \$698.69 | \$60.87 | \$12.00 | \$771.56 |
| 1 | 0.024420 | 28 | \$748.34 | \$60.87 | \$6.00 | \$815.21 |
| 1 | 0.024430 | 37 | \$748.65 | \$60.87 | \$12.00 | \$821.51 |
| 9 | 0.020360 | 5, 6, 14, 15, 23, 24, 33, 34, 40 | \$623.92 | \$60.87 | \$0.00 | \$684.79 |
| 8 | 0.022800 | 2, 7, 10, 16, 25, 26, 32, 38, | \$698.69 | \$60.87 | \$0.00 | \$759.56 |
| 17 | 0.024430 | 1, 3, 4, 8, 9, 11, 12, 17, 18, 19, 21, 22, 27, 35, 36, 44, 45 | \$748.65 | \$60.87 | \$0.00 | \$809.51 |
| 44 | | YOUR 2025 MONTHLY FEES WILL BE | | | | ↑ |