

Parkridge Lane Condominium Owners					
	Account	Description	2024 Budget	2024 Actual	2025 Budget
Operating Accounts					
Income Accounts					
Operating Income				Sept 26 YTD	10% increase all dues
	13-00301-00	Regular Assessments - Large Buildings- 168 units	\$495,058.08	\$356,719.86	\$544,571.81
	13-00308-00	Interest Income	\$0.00	\$5,480.70	\$1,500.00
	13-00317-00	Fines	\$0.00	\$100.00	\$0.00
	13-00320-00	Water Assessment	\$90,093.60	\$82,585.80	\$93,334.08
	13-00332-00	Late Charges And Fees	\$0.00	\$550.00	\$0.00
	13-00336-00	Reserve Transfers In- Loan- (pay-off Dec. 2025)	\$98,394.96	\$86,671.50	\$98,394.96
	13-00362-00	Legal - Collections	\$0.00	\$175.00	\$0.00
	13-00408-00	Regular Assessments - Townhomes- 5 units	\$27,366.34	\$20,088.45	\$30,103.26
	13-00458-00	Pool Key Income	\$0.00	\$100.00	\$0.00
Income Accounts Total			\$710,912.98	\$552,471.31	\$767,904.11
Expense Accounts					
Administrative Expenses					
	12-00517-00	Audit/Tax Preparation	\$3,800.00	\$1,802.00	\$3,200.00
	12-00520-00	Taxes	\$75.00	\$735.00	\$1,000.00
	12-00528-00	Management Contract	\$50,333.52	\$37,950.14	\$52,346.86
	12-00529-00	Legal Fees	\$4,000.00	\$125.00	\$2,000.00
	12-00561-00	Administrative Expenses	\$2,500.00	\$2,775.44	\$3,500.00
		Corporate Transparency Act Compliance			\$700.00
	12-05223-00	Annual Meeting	\$850.00	\$0.00	\$900.00
Insurance					
	15-00440-00	Insurance - Large Buildings	\$50,618.25	\$50,730.43	\$41,448.00
	15-00550-00	Insurance - Shared Liability	\$10,312.00	\$2,390.40	\$8,684.00
	15-00551-00	Insurance - Townhomes	\$1,851.00	\$1,851.00	\$1,518.00
	15-05922-00	Insurance Claims Clearing	\$0.00	\$2,655.09	\$0.00
Building Maintenance - Large Buildings					
	20-00417-00	Paint & Repair - Interior	\$4,000.00	\$2,530.38	\$5,500.00
	20-00418-00	Paint & Repair - Exterior	\$1,500.00	\$0.00	\$5,000.00
	20-00504-00	Gutter/Downspout Cleaning	\$4,650.00	\$4,345.00	\$4,650.00
	20-00505-00	Building Maintenance	\$18,117.48	\$12,948.18	\$18,396.55
	20-05107-00	Maintenance - Roofing	\$1,000.00	\$0.00	\$1,000.00
	20-05108-00	Maintenance - Electrical	\$1,500.00	\$0.00	\$1,500.00
	20-05109-00	Maintenance - Plumbing	\$8,000.00	\$12,318.49	\$15,000.00
	20-05674-00	Powerwashing	\$13,200.00	\$13,815.00	\$15,450.00
	20-05703-00	Fire Extinguishers & Building Inspections	\$4,000.00	\$6,973.77	\$6,634.07
	20-05997-00	Fire Prevention System Maintenance	\$0.00	\$65.00	\$0.00
Building Maintenance - Shared Expenses					
	30-00408-00	Animal Control	\$6,000.00	\$2,475.00	\$4,000.00
	30-00506-00	Termite Control Warranty	\$1,980.00	\$1,880.00	\$1,980.00
	30-05061-00	Pest Control	\$2,200.00	\$1,417.50	\$2,200.00
Building Maintenance - Townhomes					
	31-00462-00	Gutter Cleaning	\$350.00	\$340.00	\$680.00
	31-05308-00	Building Maint - Townhomes	\$1,802.17	\$3,143.80	\$2,558.38
	31-05313-00	Fire Prev System Maint - Townhomes	\$3,000.00	\$1,555.00	\$3,000.00
	31-05673-00	Powerwashing	\$680.00	\$635.00	\$680.00
Capital Reserve					
	32-00574-00	Reserve - Capital	\$144,000.00	\$108,000.00	\$186,000.00
	32-00584-00	Reserve - Capital Townhomes	\$13,000.00	\$9,750.01	\$9,600.00
	32-00586-00	Loan Repayment - Retaining Walls	\$95,059.37	\$71,294.49	\$95,059.37
	32-05522-00	Capital Improvements - Large Buildings	\$0.00	\$8,005.52	\$0.00
	32-05953-00	Reserve Interest Income	\$0.00	\$9,442.07	\$0.00

Grounds					
	50-00413-00	Tree Maintenance	\$8,000.00	\$7,625.00	\$11,000.00
	50-00421-00	Rainwater Garden Maintenance	\$1,800.00	\$1,350.00	\$1,875.00
	50-00431-00	Other - Flowers & Wreaths	\$1,500.00	\$464.61	\$1,500.00
	50-00455-00	Miscellaneous Maintenance	\$1,000.00	\$561.90	\$1,102.21
	50-00469-00	Grounds - Mulch	\$14,500.00	\$11,935.10	\$14,500.00
	50-00531-00	Grounds Contract	\$52,993.00	\$39,060.00	\$53,643.00
	50-00532-00	Grounds Other	\$17,500.00	\$25,850.67	\$18,000.00
	50-00544-00	Trash Removal	\$4,600.00	\$3,313.88	\$4,800.00
	50-00558-00	Grill Maintenance	\$3,200.00	\$1,024.62	\$500.00
	50-05158-00	Sign Maintenance	\$1,000.00	\$305.66	\$2,000.00
	50-05426-00	Lighting Maintenance	\$4,500.00	\$3,559.64	\$4,650.00
	50-05965-00	Snow/Ice Removal	\$4,500.00	\$0.00	\$4,500.00
Pool					
	70-00656-00	Pool Management Contract	\$10,392.00	\$7,950.93	\$10,704.00
	70-00658-00	Pool Repairs and Maint	\$3,000.00	\$1,734.25	\$4,000.00
	70-05046-00	Pool Permits	\$350.00	\$0.00	\$350.00
	70-05124-00	Pool Phone and Internet	\$2,520.00	\$1,926.16	\$2,650.00
	70-05648-00	Lock & Keys	\$1,000.00	\$0.00	\$1,000.00
Townhome Expenses					
	92-00589-00	TH Loan Repayment - Retaining Walls	\$3,335.59	\$2,501.73	\$3,335.59
Utilities					
	95-05101-00	Electric Utilities	\$20,000.00	\$15,238.56	\$21,825.00
	95-05408-00	Utilities - Trash	\$15,300.00	\$12,798.18	\$17,000.00
	95-05410-00	Utilities - Gas	\$1,450.00	\$1,074.01	\$1,450.00
Water					
	99-05102-00	Water & Sewer Utilities	\$90,093.60	\$64,502.80	\$93,334.08
Expense Accounts Total			\$710,912.98	\$574,726.41	\$767,904.11
Operating Accounts Net			\$0.00	-\$22,255.10	\$0.00