

Parkwood 2026-2027  
Published Budget

OPERATING REVENUE	2026-2027 BUDGET
Assessments	\$ 692,160.00
Interest	\$ 50.00
HOA Transfer Fee	\$ 240.00
RV Storage Rental	\$ 2,520.00
Late Fees	\$ 750.00
Clubhouse Usage	\$ 200.00
<b>TOTAL REVENUE</b>	<b>\$ 695,920.00</b>

OPERATING EXPENSES	2026-2027 BUDGET
Allocation to Cap. Reserves	\$ 270,000.00
Pool and Spa Fees	\$ 600.00
Ombudsman Fees	\$ 476.00
Secretary of State Filing Fees	\$ 51.25
Bank Fees	\$ 50.00
Insurance-Umbrella	\$ 3,800.00
Insurance- Liability	\$ 51,000.00
Insurance- Workers Comp	\$ 1,000.00
General Misc. Op & Maintenance	\$ 250.00
Collection Costs	\$ 250.00
Furniture & Equipment	\$ 500.00
Bad Debt	\$ 50.00
Wage Reimbursement- Maint Supplies	\$ 62,000.00
Maint. Sup. Taxes & Benefits	\$ 6,000.00
Payroll- Insurance Reimbursement	\$ 10,000.00
Payroll- Direct Deposit Fee	\$ 200.00
Payroll- Processing Fee	\$ 2,200.00
Bonus/Gifts	\$ 1,500.00
Staff Training	\$ 600.00
Clubhouse Janitorial	\$ 18,000.00
Management	\$ 16,800.00
Management Extras	\$ 350.00
Records Storage	\$ 350.00
Community Event	\$ 100.00
Audit/Review/Tax Prep	\$ 4,950.00
Legal	\$ 6,000.00
Snow Removal	\$ 15,000.00
Backflow Testing	\$ 900.00
Landscaping (Contract Only)	\$ 70,000.00
Landscape Extras	\$ 6,000.00
Irrigation Repairs	\$ 10,000.00
Maint & Repairs	\$ 6,000.00
Electrical Repairs	\$ 1,950.00
Pest Control	\$ 3,500.00
Fence Repair	\$ 7,000.00
Painting	\$ 1,000.00
Security System	\$ 700.00
Tree Trimming	\$ 7,500.00
Tree Maintenance	\$ 5,000.00
Clubhouse General Repairs/Maint.	\$ 50.00
Plumbing	\$ 500.00
Sign Maint & Replacement	\$ 500.00
Alarm Monitoring	\$ 300.00
Pool & Spa Maintenance	\$ 12,000.00
Office Supplies	\$ 500.00

OPERATING EXPENSES	2026-2027 BUDGET
Postage	\$ 2,600.00
Envelopes	\$ 250.00
Copies	\$ 3,100.00
Coupon Books	\$ 230.00
Lighting & Electrical Supplies	\$ 2,000.00
Janitorial Supplies	\$ 1,000.00
Property Taxes	\$ 25.00
Income Taxes	\$ 1,600.00
Trash Removal	\$ 1,500.00
Electricity/Gas	\$ 15,000.00
Water	\$ 60,000.00
Sewer	\$ 500.00
Telephone/Pool/Cable	\$ 2,500.00
<b>TOTAL EXPENSES</b>	<b>\$ 695,782.25</b>

Assessments Per Year 2026-2027	\$ 6,180.00
Assessments Per Month 2026-2027	\$ 515.00

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RESERVE REVENUE	2026-2027 BUDGET
Reserve Special Assessment	\$ 280,000.00
Reserve Contribution	\$ 270,000.00
Reserve Interest	\$ 4,000.00
<b>TOTAL REVENUE</b>	<b>\$ 554,000.00</b>

RESERVE EXPENSES	2026-2027 BUDGET
Clubhouse-Stairway Carpet	\$ 1,648.00
Clubhouse Access System	\$ 20,600.00
Landscaping	\$ 11,845.00
Clubhouse-Paint Exterior	\$ 8,200.00
Clubhouse-HVAC	\$ 15,300.00
Clubhouse-Water Heater	\$ 2,678.00
Concrete Replacement	\$ 20,600.00
Landscaping-Irrigation	\$ 12,875.00
Landscaping	\$ 11,845.00
Decks/Balconies	\$ 13,905.00
Fence Painting & Repairs	\$ 7,210.00
Painting Phase 6	\$ 92,700.00
Pool-Heater	\$ 10,300.00
Pool-Pump	\$ 5,000.00
Pool-Retaining Wall Replacement	\$ 10,300.00
Utility Line Repair/Replacement	\$ 30,900.00
Asphalt Surface Maintenance Treatment	\$ 13,578.30
Roofing/Flashing	\$ 122,567.94
Tennis Court-Crack Repairs	\$ 6,695.00
Street Lights-Fixture Replacements	\$ 3,200.00
<b>TOTAL EXPENSES</b>	<b>\$ 410,102.24</b>

Reserve Balance at 6/30/2025	\$636,706.16	
Estimated Reserve Balance at 6/30/2026	\$796,750.13	34%
Ideal Reserve Balance per study at 6/30/2026	\$2,310,471.45	100% Funded

Projected Balance 6/30/2027	\$940,647.89	40%
Ideal Balance at 6/30/2027	\$2,331,524.83	100% Funded

The Board of Directors does anticipate a special assessment to provide adequate funding of the reserves.

Funding Method: Threshold Funding

Reserve Study Prepared by: Better Reserve Consultants RRS. 0000025

The complete Reserve Study is available upon request at the Management Company Office.

**Reserve Special Assessment**  
**Per owner per month**  
**\$208.33**