Park Overlook Homeowners Association
2027 Proposed Budget

	Assessments (per month)	2023 Approved	2024 Approved	2025 Approved	2026 Approved	2027 Proposed
49	**Single Family:**	71.87	71.87	77.84	79.94	83.14
297	**Townhouses:**	128.49	128.49	139.16	142.92	148.64
121	**Condos:**	23.40	23.40	24.06	26.44	27.20
467		0% increase	0% increase	8% increase	2.6% increase	4% increase
346						

Account #		2023 Actual	2024 Actual	2025 Actual	2026 Through August	2026 Projected Budget	2026 Approved Budget	2027 4% Increase
	INCOME							
6310	Assessment Income	$ 500,197	$ 500,198	$ 541,736	$ 370,914	$ 556,357	556,357	578,626
6330	Assessment Income - Mallard Cove	$ 33,977	$ 33,977	$ 34,892	$ 25,594	$ 38,391	38,391	39,489
6350	Legal Fee Reimbursement	$ 3,536	$ 1,293	$ 650	$ 941	$ 941	500	1,000
6360	CL/NSF/Admin Income	$ 1,475	$ 1,095	$ 2,172	$ (265)	$ (265)	1,800	455
6380	Misc Homeowenr Income	$ 300	$ -	$ 538	$ 3	$ -	-	0
6999	Reserve Contribution	(94,971)	(94,971)	(100,000)	(73,284)	(109,926)	(109,926)	(113,224)
	TOTAL INCOME	**445,355**	**442,132**	**479,988**	**323,903**	**485,498**	**487,122**	**506,346**
	EXPENSES GENERAL & ADMINISTRATIVE							
7100	Management Fees	44,163	45,665	46,989	32,172	48,258	48,399	49,464
7110	Recording Secretaray	1,340	2,765	3,000	2,395	3,750	2,700	3,750
7140	Audit Fees	3,776	600	7,989	4,764	4,764	4,500	4,700
7145	File Storage	1,900	975	975	1,025	1,025	1,025	1,025
7160	Legal Fees - General	2,524	1,619	13	11	1,000	3,000	3,000
7165	Legal Fees- Collections	1,876	613	880	670	1,004	500	1,000
7250	Bank Charges	0	0	0	0	0	80	80
7260	Postage/Mail	2,703	3,390	3,497	3,526	5,460	4,500	5,500
7390	Coupon Books	995	30	1,086	972	1,920	1,000	1,000
7400	Printing/Reproduction	3,587	4,977	6,758	5,868	7,824	4,500	5,500
7415	ARC Inspection	0	0	0	0	7,958	7,958	10,380
7420	Website	1,800	1,800	1,853	1,200	1,800	1,800	1,800
7880	Misc. HO Admin. Fees	3,410	2,405	3,505	2,185	3,278	2,500	3,500
7890	Misc. General & Admin.	1,472	407	369	618	926	1,000	1,000
7860	Social & Recreation Community	1,965	0	0	0	500	500	500
7910	Commission on Common Ownership	1,990	1,125	3,374	1,499	2,249	2,249	2,249
7920	Social Pool	0	0	3,192	1,363	4,500	4,500	5,500
	SUBTOTAL	**73,501**	**61,228**	**87,630**	**58,267**	**96,216**	**90,711**	**99,948**
	UTILITIES							
8350	Electricity	14,786	14,173	15,153	8,724	15,560	15,000	16,000
	SUBTOTAL	**14,786**	**14,173**	**15,153**	**8,724**	**15,560**	**15,000**	**16,000**
	INSURANCE & TAXES							
7280	Insurance	17,425	20,436	21,659	15,473	22,809	24,000	24,000
7440	Taxes	4,725	2,780	6,839	4,800	4,800	4,500	4,500
7450	Water Quality Protection Chrgs	11,950	12,777	13,799	9,711	14,311	15,000	16,000
	SUBTOTAL	**34,100**	**35,993**	**42,298**	**29,983**	**41,920**	**43,500**	**44,500**
	SITE MAINTENANCE & REPAIRS							
9110	General Maintenance & Repair	6,799	3,783	3,226	2,270	8,000	8,000	8,000
9190	Electrical Repairs	322	2,854	4,526	4,232	5,232	2,500	4,500
9672	Pet Station Maintenance	4,121	4,549	4,741	2,858	5,124	4,842	5,969
	SUBTOTAL	**11,242**	**11,186**	**12,493**	**9,360**	**18,356**	**15,342**	**18,469**
	POOL							
8200	Pool Operation & Management	88,737	92,716	96,767	101,800	104,427	103,700	105,774
8215	Pool Pass Administration	1,150	1,230	1,150	1,300	2,100	2,100	2,100
8220	Pool Repairs/Maintenance	2,542	4,943	2,812	500	3,000	3,000	3,000
8240	Pool Supplies	2,664	1,620	3,839	0	2,000	2,000	2,000
8250	Pool Telephone/Internet/Camera	5,723	4,384	2,150	1,258	2,385	2,500	2,200
pending	Pool Camera Monitoring	0	0	0	0	0	0	550
pending	Pool Camera Maintenance	0	0	0	0	0	0	1,000
8280	Pool Water & Sewer	0	3,111	4,208	4,793	5,993	5,000	5,000
	SUBTOTAL	**100,816**	**108,005**	**110,925**	**109,651**	**119,906**	**118,300**	**121,624**
	CONTRACT SERVICES							
9610	Lawn Maintenance	72,750	72,500	72,500	42,729	73,062	75,000	75,000
9611	Landscaping Improvements	21,348	8,649	25,754	4,923	8,000	8,000	8,000
9700	Trash Removal	44,531	46,105	47,182	30,406	53,004	47,769	49,305
9701	Tree Maintenance	18,069	8,379	25,801	5,125	15,500	15,500	15,500
9800	Snow Removal	0	23,258	37,331	43,287	43,287	58,000	58,000
	SUBTOTAL	**156,699**	**158,892**	**208,568**	**126,470**	**192,854**	**204,269**	**205,805**
	TOTAL EXPENSES	**391,143**	**389,477**	**477,067**	**342,455**	**484,812**	**487,122**	**506,346**
	NET INCOME/LOSS	**54,212**	**52,655**	**2,920**	**(18,553)**	**686**	**0**	**0**