

Park East Square HOA 2026 Budget

Total Income (220 units x \$540/month x 12 months) plus \$5K Interest	\$1,430,600
Operating Expenses	
Administrative Expenses (Legal, Printing, Postage, Phone, Etc) & Payroll	\$221,850
Building Maintenance, Plumbing, Sewer, Pest Control, Fences	\$58,000
Grounds – Irrigation, Mowing, Trees, Snow, Pet Waste	\$87,200
Insurance	\$289,000
Pool Maintenance	\$4,500
Trash Removal	\$50,000
Utilities – Water and Electricity	\$187,500
Total Operating Expenses	\$898,050
Transfer to Reserves (includes \$36,400 of long-term savings for tractor & roofs)	\$466,400
Reserve Expenses	
Building Repairs, Stairs, Railings, Gutters, Painting	\$222,000
Asphalt Replacement – Partial (1/4) Cul-de-sac Bldgs 1150, 1180, 1186	\$113,000
Grounds, Pool, Sewers & Misc	\$95,000
Total Operating & Reserve Expenses	\$1,364,450
Contingency for unknowns (as recommended by our annual financial review)	\$66,150