

PARC VISTA CONDOMINIUM ASSOCIATION INC.
Proposed Operating Budget
January 1, 2026 - December 31, 2026

GL CODE	DESCRIPTION	2025 PREVIOUS YEAR BUDGET MONTHLY	2025 PREVIOUS YEAR BUDGET ANNUAL	2026 PROPOSED BUDGET MONTHLY	2026 PROPOSED BUDGET ANNUAL
	**REVENUE				
40000	Owner Assessments	209,236	2,510,835	217,933	2,615,197
40002-00	Reserve Income	47,742	572,898	24,484	293,810
40002-01	Reserve Income-SIRS	0	0	53,849	646,191
40004	Special Assess Fees	0	0	0	0
40011	Late Fee Income	333	4,000	167	2,000
40025	Returned Check Fees	0	0	0	0
40030	Screening Fees	417	5,000	750	9,000
40060	Gate/Key Cards	333	4,000	167	2,000
40078	Late Fee Interest	0	0	333	4,000
40081	Reserve Interest	0	0	0	0
40115-01	Administrative Fee- - Reminder Letter	0	0	0	0
40115-02	Administrative Fee- - Demand Letter	0	0	0	0
42020	Cable Income	500	6,000	500	6,000
	**TOTAL REVENUE	258,561	3,102,733	298,183	3,578,198
	EXPENSES				
	**ADMINISTRATIVE				
50005	Accounting Fees	667	8,000	0	0
50008	Accounting Fees-CPA	0	0	417	5,000
50011	Master Assessments	1,881	22,572	2,083	25,000
50012-00	Bad Debts	417	5,000	1,667	20,000
50015	Bank Charges	83	1,000	125	1,500
50022	Computer Maint/Supp	0	0	100	1,200
50045-00	Legal Fees	1,250	15,000	1,667	20,000

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50048	Annual Condo Fees	167	2,000	175	2,100
50050-00	License,Taxes,Permit	625	7,500	65	775
50050-16b	License,Taxes,Permit-- Fire Alarm Inspect	0	0	333	4,000
50050-18b	License,Taxes,Permit-- Fire Extg Inspection	0	0	333	4,000
50050-45	License,Taxes,Permit-- Pool/Spa	0	0	50	600
50053	Corporate Annual Rep	05	63	05	65
50054	Administrative Collection Fee	417	5,000	417	5,000
50075	Office Supplies	417	5,000	417	5,000
50090-00	Professional Fees	417	5,000	208	2,500
50109-30	Expense-- Office	0	0	1,850	22,200
	**TOTAL ADMINISTRATIVE	6,346	76,135	9,912	118,940
	**PROPERTY INSURANCE				
52030	Multiperil Insurance	61,667	740,000	58,667	704,000
	**TOTAL PROPERTY INSURANCE	61,667	740,000	58,667	704,000
	**UTILITIES				
54050-00	Electricity	7,000	84,000	7,725	92,700
54070-00	Water & Sewer	30,000	360,000	36,667	440,000
54100-00	Telephone	3,000	36,000	1,800	21,600
	**TOTAL UTILITIES	40,000	480,000	46,192	554,300
	**CONTRACTS				
60046-29	Equipment Contract- - Gym	142	1,700	125	1,500
60071	Golf Cart Rental	417	5,000	417	5,000
60090	Lawn Maintenance	7,292	87,500	7,583	91,000
61003	On Site Management	5,167	62,000	5,387	64,640
61010	Pest Control	1,083	13,000	667	8,000

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61020	Pool/Spa Contract	1,792	21,500	1,600	19,200
61045-00	Security Services	12,500	150,000	8,333	100,000
61045-04	Security Services-- Access	0	0	9,000	108,000
61045-06	Security Services-- Card Reader Sys	0	0	500	6,000
61055	Trash Removal	17,667	212,000	22,083	265,000
	**TOTAL CONTRACTS	46,060	552,700	55,695	668,340
	**SALARIES & BENEFITS				
65000-00	Salaries- - General	21,667	260,000	22,610	271,317
65041	Employee Medical Insurance	2,667	32,000	3,800	45,600
	**TOTAL SALARIES & BENEFITS	24,334	292,000	26,410	316,917
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	250	3,000	708	8,500
70043-17	R&M-- Entry Gate	0	0	833	10,000
70045	R&M-Electrical	0	0	833	10,000
70048-54a	R&M Equip-- Security Cameras	0	0	1,667	20,000
70060	R&M-General	20,833	250,000	4,500	54,000
70064	R&M-Gutters	0	0	1,000	12,000
70076	Maintenance Supplies	500	6,000	0	0
70090	R&M-Plumbing	1,417	17,000	1,333	16,000
70097-00	R&M - Pool	0	0	1,667	20,000
70110	R&M-Roof	417	5,000	833	10,000
70115	R&M-Security	4,167	50,000	0	0
70135	Landscaping Extras	4,167	50,000	1,667	20,000
70138	Tree Trim/Replace	0	0	4,600	55,200
70155	Drain Cleaning	0	0	417	5,000
70190	R&M-Supplies	667	8,000	1,917	23,000
70289-00	Contingency	0	0	1,000	12,000

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	**TOTAL REPAIRS/MAINTENANCE	32,418	389,000	22,975	275,700
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	47,742	572,898	24,484	293,810
80001	Reserve Interest	0	0	0	0
80004-00	SIRS Reserve Transfer	0	0	53,849	646,191
	**TOTAL RESERVE TRANSFERS	47,742	572,898	78,333	940,001
	**TOTAL EXPENSES	258,567	3,102,733	298,184	3,578,198
	Operating Net Income or Loss	-06	0	-01	0