

(2589)

Springfield Park Place
Operation Budget
January 01, 2026 - December 31, 2026



	2026 PROPOSED BUDGET	2025 APPROVED BUDGET
OPERATING INCOME		
ASSOCIATION FEES	\$ 2,142,993	\$ 2,111,323
RENTAL INCOME	4,800	4,800
COMMERCIAL RENTS	29,256	28,824
LEASE ADMIN FEE	1,000	-
LATE FEE INCOME	-	-
FSR COLLECTION	-	-
LEGAL INCOME	13,000	13,000
FINES / VIOLATIONS	-	-
NSF CHARGES	-	-
OTHER INCOME	-	-
MAINT REPAIR INCOME	-	1,000
CLUBHOUSE RENTAL INC	1,000	1,000
LODGE RENTALS	-	-
MISC INCOME	3,000	3,000
INTEREST INCOME	1,500	1,500
RESERVE INTEREST	20,000	20,000
INTEREST DEF MAINT	2,000	2,000
ESCROW INTEREST	2,500	2,500
SPECIAL ASSESSMENT	46,650	-
MUNICIPAL SERV ACT	45,000	45,000
SNOW ASSESSMENT	-	-
WORKING CAPITAL	12,500	11,000
GROSS OPERATING INCOME	2,325,199	2,244,947
OPERATING EXPENSES		
BAD DEBT		
BAD DEBT	7,000	7,000
TOTAL BAD DEBT	<u>\$ 7,000</u>	<u>\$ 7,000</u>
BUILDING MAINTENANCE		
GUTTER MAINTENANCE	4,500	10,000
TOTAL BUILDING MAINTENANCE	<u>\$ 4,500</u>	<u>\$ 10,000</u>
GENERAL MAINTENANCE & REPAIR		
SECURITY SUPPLIES	5,000	1,000
GAS & OIL(TRUCK)	3,000	2,500
SECURITY SERVICES	51,756	51,756
TOTAL GENERAL MAINTENANCE & REPAI	<u>\$ 59,756</u>	<u>\$ 55,256</u>
GROUNDS MAINTENANCE		
LANDSCAPING	35,000	35,000
GENERAL MAINTENANCE	45,000	40,000
LANDSCAPE CONTRACT	130,770	130,770
TREE MAINTENANCE	7,000	7,000
IRRIGATION CONTRACTS	7,245	7,245

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IRRIGATION MAINTENAN	14,000	14,000
SNOW REMOVAL	190,000	185,000
TRASH REMOVAL	63,115	84,103
EXTERMINATING	5,182	5,200
SEWER LINE MAINT	3,200	3,500
DOG STATIONS	1,500	1,500
TOTAL GROUNDS MAINTENANCE	\$ 502,012	\$ 513,318
RECREATION		
CLUBHOUSE CLEANING	3,767	4,050
C/H CLEANING SUPPLIE	6,000	6,000
POOL PERMITS/LICENSE	1,000	1,000
POOL CONTRACT	57,000	48,100
POOL REPAIRS & MAINT	5,000	5,000
POOL SUPPLIES	3,500	3,500
TOTAL RECREATION	\$ 76,267	\$ 67,650
PAYROLL & BENEFITS		
MAINTENANCE PAYROLL	96,801	88,844
EMPLOYEE BENEFITS	9,100	10,000
POOL SALARIES	16,000	15,000
PAYROLL TAXES	9,100	10,000
TOTAL PAYROLL & BENEFITS	\$ 131,001	\$ 123,844
UTILITIES		
ELECTRIC & GAS	26,000	20,000
WATER & SEWER	25,000	30,000
TELEPHONE	11,888	11,100
TOTAL UTILITIES	\$ 62,888	\$ 61,100
TAXES & INSURANCE		
FEDERAL INCOME TAX	5,373	5,000
INSURANCE	255,565	238,846
TOTAL TAXES & INSURANCE	\$ 260,938	\$ 243,846
ADMINISTRATIVE & OTHER EXPENSES		
OFFICE SUPPLIES	12,500	8,000
POSTAGE & SHIPPING	7,000	7,000
BANK FEES	600	600
ADMIN EXPENSE	4,300	4,000
MISCELLANEOUS EXP	5,010	1,000
LOAN PRIN/INTEREST	358,050	358,050
SOCIAL ACTIVITY EXP	5,000	5,000
CONTINGENCY	34,500	31,250
TOTAL ADMINISTRATIVE & OTHER EXPEN	\$ 426,960	\$ 414,900
PROFESSIONAL SERVICES		
MANAGEMENT FEES	53,732	51,400

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MANAGEMENT PERSONNEL	118,645	106,400
LEGAL GENERAL	20,000	20,000
LEGAL- LITIGATION	5,000	5,000
LEGAL COLLECTIONS	13,000	10,000
AUDIT FEES	5,500	5,500
ENGINEERING	8,500	10,000
TOTAL PROFESSIONAL SERVICES	\$ 224,377	\$ 208,300
TOTAL OPERATING EXPENSES	\$ 1,755,699	\$ 1,705,214
NET OPERATING INCOME	569,500	539,733
RESERVE EXPENSE		
TSF WORK CAPITAL FUN	12,500	11,000
RESERVES INTEREST	20,000	20,000
RESERVES RESERVE FUNDING	465,000	450,733
DEFERRED MAINT. DM	70,000	56,500
DEFERRED MAINT. DM INTEREST	2,000	1,500
TOTAL RESERVE EXPENSE	\$ 569,500	\$ 539,733
NET INCOME / (LOSS)	(0)	-