

NO. 3 PARK WEST ASSOCIATION, INC. PRO FORMA BUDGET 2026	
ESTIMATED BEGINNING BANK BALANCES (1/1/26 Estimate)	
Operating Account	\$10,000.00
Savings Account	\$10.00
Certificate of Deposit at 3.15% Annually. Matures 4/18/26	\$33,000.00
TOTAL ESTIMATED BEGINNING BANK BALANCES	\$43,010.00
INCOME	
Homeowners' Annual Assessment (\$51.50 X 144 Units)	\$7,416.00
Assessment Interest	\$100.00
Assessment Late Fees	\$300.00
Resale Disclosure Fees (2 at \$400)	\$800.00
Resale Disclosure Rush Fee (1 at \$100)	\$100.00
Certificate of Deposit Interest - Matures 4/18/26	\$433.00
TOTAL INCOME	\$9,149.00
EXPENSES	
AZ Corporation Commission Filing	\$10.00
AZ State Income Tax	\$50.00
Property Taxes (Pima County - Common Area)	\$30.00
Tax Preparation Fees	\$400.00
Insurance - Liability (Common Area)	\$979.00
Insurance - Management Liability (Officers and Directors)	\$955.00
HOA Manager - Collect Delinquent Assessments	\$1,700.00
HOA Manager - Enforce CC&Rs	\$1,000.00
Attorney - Collect Delinquent Assessments	\$1,000.00
Attorney - Enforce CC&Rs	\$1,000.00
Legal Fees	\$2,000.00
Common Area Grounds Maintenance (\$200 Quarterly)	\$800.00
Irrigation of Trees on Shannon	\$1,000.00
Remove Mistletoe from Trees on Shannon	\$700.00
Copying and Printing	\$700.00
Postage and Delivery	\$600.00
Post Office Box Rent (One Year, due October 2026)	\$250.00
Zoom subscription (One Year, due April 2026)	\$160.00
Website Hosting (Three Years, Bluehost.com due 9/29/26)	\$540.00
Domain Name Registration - (Three Years, Godaddy.com, due 12/3/26)	\$70.00
TOTAL EXPENSES	\$13,944.00
NET OPERATING INCOME (OR LOSS) FOR THE YEAR	-\$4,795.00
ESTIMATED ENDING BANK BALANCE (12/31/2026 Estimate)	
Operating Account	\$5,205.00
Savings Account	\$10.00
Certificate of Deposit at 3.15% Annually. Matures 4/18/26	\$33,000.00
TOTAL ESTIMATED ENDING BANK BALANCES	\$38,215.00