

**Park Springs Townhome Association INC**  
**6/1/2025**

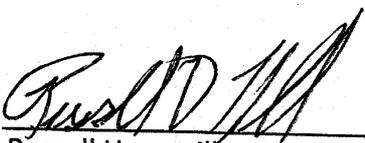
**Budget & Reserve 2025 is for 12 Units**  
**Allocation Common Expenses allocated by Lot square footage**

**Reserve Allocations may differ between buildings**

**\*\*Budgets are set Annually\*\***

<b>Common Estimated Expenses</b>	<b>Annual</b>
Baker City Water (\$89 monthly)	1,080
Property Tax	560
Landscape Lawn care (\$150 x 15 times)	2,250
Tax Preparation	300
Exterior Repair/Maint Misc	500
Assoc Management	
Insurance - Liab & WC	
<b>Common Estimated Expenses</b>	<b>4,690</b>

<b>Lot#</b>	<b>Lot SF</b>	<b>Allocation</b>	<b>Annual</b>	<b>Quarterly</b>
1	2,799	8.63%	404.89	101.22
2	2,199	6.78%	318.10	79.52
3	2,199	6.78%	318.10	79.52
4	3,398	10.48%	491.54	122.88
5	2,966	9.15%	429.05	107.26
6	2,331	7.19%	337.19	84.30
7	2,331	7.19%	337.19	84.30
8	2,967	9.15%	429.19	107.30
9	2,967	9.15%	429.19	107.30
10	2,332	7.19%	337.34	84.33
11	2,332	7.19%	337.34	84.33
12	3,601	11.11%	520.90	130.23
<b>Allocation</b>	<b>32,422</b>	<b>100.00%</b>	<b>4,690.00</b>	<b>1,172.50</b>

  
 \_\_\_\_\_  
 Russell Hunemiller, President

06/01/2025  
 Date

**Park Springs Townhome Association  
Reserve Study - Association Goals  
5/28/2024**

**Park Springs Subdivision  
Lots 1, 2, 3, 4, 5, 6, 7, 8**

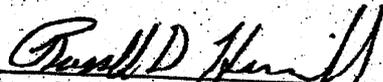
**Common Lots**

**\*\*NEW Construction has product and contractor warranty - 2023 & 2024\*\*  
All Reserve line items have a Quality of New Construction**

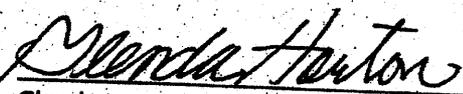
Description	Units	Current Replacement Cost - Reserve Amount	Life Expectancy	Annual Reserve Per Unit	Replacement Year
Exterior Paint	8	\$ 18,000	10 Years	\$ 225	2033
Current Replacement Cost Reserve includes Labor & Materials New Construction with Contractor product warranty - 2023 & 2024 Quality New Construction - Excellent					
Roof	8	\$ 20,000	20 Years	\$ 125	2043
Current Replacement Cost Reserve includes Labor & Materials New Construction with Contractor product warranty - 2023 & 2024 Quality New Construction - Excellent					
Exterior Siding	8	\$ 44,000	30 Years	\$ 184	2053
Current Replacement Cost Reserve includes Labor & Materials New Construction with Contractor product warranty - 2023 & 2024 Quality New Construction - Excellent					

Quality  
Useful Life  
Remaining Life  
Currenty Replacement Costs

Board of Directors Park Springs Townhome Association INC has reviewed and approved this Reserve Study Analysis

  
Russell Hunemiller, President

06/01/2024  
Date

  
Glenda Horton, Secretary

06/01/2024  
Date

**Park Springs Townhome Association  
Reserve Study - Association Goals  
5/28/2024**

**Park Springs Subdivision  
Lots 9, 10, 11, 12  
Common Lots**

**\*\*NEW Construction has product and contractor warranty - 2025  
All Reserve line items have a Quality of New Construction**

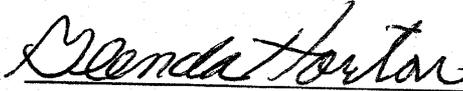
Description	Units	Current Replacement Cost - Reserve Amount	Life Expectancy	Annual Reserve Per Unit	Replacement Year
Exterior Paint	4	\$ 6,000	10 Years	\$ 75	2035
Current Replacement Cost Reserve includes Labor & Materials New Construction with Contractor product warranty - 2023 & 2024 Quality New Construction - Excellent					
Roof	4	\$ 7,000	20 Years	\$ 44	2045
Current Replacement Cost Reserve includes Labor & Materials New Construction with Contractor product warranty - 2023 & 2024 Quality New Construction - Excellent					
Exterior Siding	4	\$ 15,000	30 Years	\$ 63	2055
Current Replacement Cost Reserve includes Labor & Materials New Construction with Contractor product warranty - 2023 & 2024 Quality New Construction - Excellent					

Quality  
Useful Life  
Remaining Life  
Currenty Replacement Costs

Board of Directors Park Springs Townhome Association INC has reviewed and approved this Reserve Study Analysis

  
\_\_\_\_\_  
Russell Hunemiller, President

06/01/2025  
Date

  
\_\_\_\_\_  
Glenda Horton, Secretary

06/01/2025  
Date

# INVOICE

## PARK SPRINGS TOWNHOME ASSOC INC

**TIN# 93-2315152**

3307 W Davis Ln  
Meridian, ID 83642  
Glenda Horton (208) 941-1347  
[Glenda.Horton3333@gmail.com](mailto:Glenda.Horton3333@gmail.com)

Date: July 1, 2025

Invoice: Lots 2, 3, 4, - 3rd Quarter 2025 - Association Fees

To: 1099 LLC  
3307 Davis Ln  
Meridian, ID 83642

### Lot 2 Park Springs Sub - 3rd Quarter 2025

Exterior Paint Reserve	56.25	
Roof Reserve	31.25	
Exterior Siding Reserve	45.85	
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Quarterly Allocation Common Expense	79.52	
		212.87

### Lot 3 Park Springs Sub - 3rd Quarter 2025

Exterior Paint Reserve	56.25	
Roof Reserve	31.25	
Exterior Siding Reserve	45.85	
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Quarterly Allocation Common Expense	79.52	
		212.87

### Lot 4 Park Springs Sub - 3rd Quarter 2025

Exterior Paint Reserve	56.25	
Roof Reserve	31.25	
Exterior Siding Reserve	45.85	
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Quarterly Allocation Common Expense	122.88	
		256.23

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**Amount DUE upon Receipt** **\$ 681.97**

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## PARK SPRINGS TOWNHOME ASSOC INC

**TIN# 93-2315152**

3307 W Davis Ln

Meridian, ID 83642

Glenda Horton (208) 941-1347

[Glenda.Horton3333@gmail.com](mailto:Glenda.Horton3333@gmail.com)

Date: July 1, 2025

Invoice: Lots 9, 10, 11, 12 - 3rd Quarter 2025 - Association Fees

To: Pride LLC  
3307 W Davis Ln  
Meridian, ID 83642

### Lot 9 Park Springs Sub - 3rd Quarter 2025

Exterior Paint Reserve 37.50

Roof Reserve 21.88

Exterior Siding Reserve 31.25

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Quarterly Allocation Common Expense 107.30

197.93

### Lot 10 Park Springs Sub - 3rd Quarter 2025

Exterior Paint Reserve 37.50

Roof Reserve 21.88

Exterior Siding Reserve 31.25

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Quarterly Allocation Common Expense 84.33

174.96

### Lot 11 Park Springs Sub - 3rd Quarter 2025

Exterior Paint Reserve 37.50

Roof Reserve 21.88

Exterior Siding Reserve 31.25

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Quarterly Allocation Common Expense 84.33

174.96

### Lot 12 Park Springs Sub - 3rd Quarter 2025

Exterior Paint Reserve 37.50

Roof Reserve 21.88

Exterior Siding Reserve 31.25

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Quarterly Allocation Common Expense 130.23

220.86

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**Amount DUE upon Receipt**

**\$ 768.71**

12:05 PM  
09/08/25  
Accrual Basis

**Park Springs Townhome Association INC**  
**Balance Sheet**  
**As of September 8, 2025**

	<u>Sep 8, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
WaTrust	6,889.33
<b>Total Checking/Savings</b>	<u>6,889.33</u>
<b>Other Current Assets</b>	
<b>Reserves</b>	
Reserve Exterior Paint	-2,118.75
Reserve Exterior Siding	-1,685.95
Reserve Roof	-1,225.07
<b>Total Reserves</b>	<u>-5,029.77</u>
<b>Total Other Current Assets</b>	<u>-5,029.77</u>
<b>Total Current Assets</b>	<u>1,859.56</u>
<b>TOTAL ASSETS</b>	<u><u>1,859.56</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	1,285.42
Net Income	574.14
<b>Total Equity</b>	<u>1,859.56</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,859.56</u></u>