

## Parkview Hills Community Association 2010 Budget

	2009		2009		2010	
	Budget	% of total	Anticipated	% of total	Budget	% of total
<b>INCOME</b>						
Association Assessments						
Condominiums(282)	178,506	34.89%	178,506	33.84%	171,174	34.68%
Oaks Residences(74)	46,842	9.16%	46,842	8.88%	44,918	9.10%
Willow Creek I (162)	102,546	20.04%	102,546	19.44%	98,334	19.92%
Willow Creek II (159)	100,647	19.67%	100,647	19.08%	96,513	19.56%
Woodstone Apartments (99)	62,667	12.25%	62,667	11.88%	60,093	12.18%
Total Assessments (776)	491,208	96.01%	491,208	93.13%	471,032	95.44%
Bond/Money Market Fund Income			17,641	3.34%	-	0.00%
Resale Buy In Fees	9,000	1.76%	8,495	1.61%	9,000	1.82%
Interest Income	1,400	0.27%	520	0.10%	500	0.10%
Late Fees	-		397	0.08%	-	
Sales/Party Income	10,000	1.95%	9,165	1.74%	10,000	2.03%
Membership Revenue					3,000	0.61%
Fundraiser Income	-	0.00%	-			
<b>TOTAL OPERATING INCOME</b>	<b>511,608</b>	<b>100.00%</b>	<b>527,426</b>	<b>100.00%</b>	<b>493,532</b>	<b>100.00%</b>
<b>EXPENSES</b>						
Security	58,700	11.47%	57,098	10.83%	55,414	11.23%
Clubhouse Expenses						
Building Maint						
Renovation Labor						
Labor	12,926	2.53%	5,833	1.11%	10,000	2.03%
Contractors/supplies	14,000	2.74%	14,108	2.67%	14,000	2.84%
Total Bldg Maint	26,926	5.26%	19,941	3.78%	24,000	4.86%
Pool Expense						
Indoor Pool	24,973	4.88%	24,258	4.60%	25,000	5.07%
Outdoor Pool	15,982	3.12%	14,924	2.83%	15,500	3.14%
Total Pool Expenses	40,954	8.00%	39,182	7.43%	40,500	8.21%
Staff Expense	71,000	13.88%	71,234	13.51%	70,000	14.18%
Cleaning Expense	22,700	4.44%	19,851	3.76%	20,000	4.05%
Utilities	69,000	13.49%	68,686	13.02%	69,000	13.98%
Telephone	3,000	0.59%	3,113	0.59%	3,120	0.63%
Warbler Newsletter	3,100	0.61%	2,997	0.57%	3,000	0.61%
Social & Recreation	12,500	2.44%	11,079	2.10%	10,000	2.03%
Miscellaneous	2,100	0.41%	2,287	0.43%	2,300	0.47%
Total Clubhouse Expenses	251,280	49.12%	238,369	45.19%	241,920	49.02%
Court Expenses						
Electric	600	0.12%	1,247	0.24%	1,000	0.20%
Other Court Expenses	300	0.06%	1,296	0.25%	300	0.06%
Total Court Expenses	900	0.18%	2,543	0.48%	1,300	0.26%
Landscaping						
Mowing	8,000	1.56%	7,298	1.38%	7,500	1.52%
Christmas Decorations/Flowers	3,000	0.59%	4,458	0.85%	1,500	0.30%
Grounds Maintenance	38,000	7.43%	35,685	6.77%	37,000	7.50%
Snow Removal	8,500	1.66%	11,510	2.18%	12,000	2.43%
Tree & Shrub Maintenance	8,000	1.56%	4,342	0.82%	4,400	0.89%
Total Landscaping Expense	65,500	12.80%	63,293	12.00%	62,400	12.64%

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Lakes						
Lake Maintenance	6,500	1.27%	4,770	0.90%	4,800	0.97%
Fountain Maintenance	1,200	0.23%	3,543	0.67%	1,200	0.24%
Total Lake Expense	7,700	1.51%	8,313	1.58%	6,000	1.22%
Other Expenses						
Professional Expenses						
Auditor	5,500	1.08%	5,860	1.11%	5,900	1.20%
L. Harris & Assoc.	3,000	0.59%	1,520	0.29%	1,500	0.30%
Legal	1,000	0.20%	-	0.00%	-	0.00%
Consultants						
Management	22,495	4.40%	22,495	4.27%	23,170	4.69%
Total Professional Expense	31,995	6.25%	29,875	5.66%	30,570	6.19%
Office Supplies--clubhouse	6,200	1.21%	5,581	1.06%	5,600	1.13%
Insurance						
Umbrella	3,600	0.70%	4,620	0.88%	4,800	0.97%
Package Liability-Property & General	4,600	0.90%	4,246	0.81%	4,300	0.87%
Boiler	250	0.05%	250	0.05%	250	0.05%
Total Insurance Expenses	8,450	1.65%	9,116	1.73%	9,350	1.89%
Taxes						
Personal Property Tax	4,500	0.88%	3,293	0.62%	3,300	0.67%
Real Estate Tax	2,500	0.49%	2,427	0.46%	2,500	0.51%
Taxes on Income	2,000	0.39%	5,931	1.12%	6,000	1.22%
Total Tax Expenses	9,000	1.76%	11,651	2.21%	11,800	2.39%
Promotion Expenses						
Web Site Maintenance	300	0.06%	-	0.00%	-	0.00%
Promotion Expense-other	-		-		-	
Total Promotion Expenses	300	0.06%	-	0.00%	-	0.00%
Metro Transit	745	0.15%	403	0.08%	400	0.08%
Fundraiser Expenses	-		-	0.00%		
Trail Project			-			
Total Other Operating Expenses	56,690	11.08%	56,626	10.74%	57,720	11.70%
<b>TOTAL OPERATING EXPENSES</b>	<b>440,770</b>	<b>86.15%</b>	<b>426,242</b>	<b>80.82%</b>	<b>424,754</b>	<b>86.06%</b>
<b>Excess of Revenue less Expenses before Depreciation</b>	<b>70,838</b>	<b>13.85%</b>	<b>101,184</b>	<b>19.18%</b>	<b>68,778</b>	<b>13.94%</b>
<b>MAJOR R/R FUNDING</b>	<b>40,255</b>	<b>7.87%</b>	<b>40,255</b>	<b>7.63%</b>	<b>22,000</b>	<b>4.46%</b>
<b>CONTINGENCY RESERVE FUNDING</b>	<b>11,183</b>	<b>2.19%</b>	<b>11,183</b>	<b>2.12%</b>	<b>27,378</b>	<b>5.55%</b>
<b>ENVIRONMENTAL FUNDING</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>0.00%</b>
<b>LONG TERM RESERVES</b>	<b>19,400</b>		<b>19,400</b>		<b>19,400</b>	<b>3.93%</b>
<b>TOTAL EXPENSES &amp; FUNDING</b>	<b>511,608</b>	<b>100.00%</b>	<b>497,080</b>	<b>94.25%</b>	<b>493,532</b>	<b>100.00%</b>
<b>NET INCOME/LOSS</b>	<b>0</b>	<b>0.00%</b>	<b>30,346</b>	<b>5.75%</b>	<b>-</b>	<b>0.00%</b>

## Parkview Hills Community Association 2010 Budget

**A. 2010 Budget to 2009 Budget Comparison:**

3.5 % decrease in operating expenses projected in 2010  
 4.2 % overall decrease in income projected in 2010  
 Assessments held in 2010 to \$607

**B. Revenue**

Annual Dues held to last six month reduction in 2009 of \$607 per unit per year  
 Bond/Money Market Fund Income not budgeted due to economic downturn  
 Interest Income decreased based on anticipated 2009

**C. Expenses**

Building Maintenance/Contractors/Supplies reduced based on anticipated 2009  
 Indoor and Outdoor pools budget: Both Indoor/Outdoor decreased slightly based on anticipated 2009  
 Gas, Electricity and Water remained the same as 2009  
 Cleaning Expense decreased in 2010  
 Landscaping Expense decreased  
 Insurance premium expense increased to reflect change slight increase in premium adjustment  
 Lake Maintenance decreased in 2010

**D. Major Repair/Replace Fund**

4.46 % funding in reserve account for 2010

	2009 Budget	2009 Anticipated	2010 Budget
<b>Beginning Fund Balance</b>	141,878	146,831	125,877
<b>Funding Additions</b>	40,255	40,255	22,000
<b>Less the following projects:</b>			
Willow Lake - clear from Swan bridge to gazebo	4,000	3,270	
Roadside Sign repair	4,500	2,817	
Energy efficiency retrofit measures	19,355	850	
Clubhouse Provision			
SE Retaining wall	2,500		
Programmable pneumatic thermostats	4,000		
New signs	500		
Baby-changing station	500		
Prairie garden	1,500	672	
Landscape plan	500		
Bathrooms/Locker Room Floors---ceramic tile		7,336	
Stainless steel plates in Locker Rooms		628	
Indoor Pool Deck---ceramic tile		10,013	
Indoor Pool---resurfacing---paint and tile		15,050	
Indoor Pool---new lighting		6,000	
WinPak Software/Hardware		2,725	
Mirror replacement		325	
Replace pool heat exchangers	5,000	7,324	
Trail Management Provision			
Chipper	500		
Chipper Service		500	
Mulching/Pea Gravel Trails		1,897	
Signs	4,000	1,303	
Complete trail bridges	2,000		
New benches	1,500		
Plantings behind Pines garages	2,000		

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Dumpster enclosure rebuild			500	
Gazebo Roofing				3,000
Clubhouse Landscaping				3,000
Signs---repairs/replace/new				9,000
40th Anniversary				5,000
Prairie Garden				2,000
<b>Total of Projects:</b>		52,355	61,209	22,000
<b>Ending Fund Balance</b>		129,778	125,877	125,877

**E. Contingency Reserve Fund**

Contingency Reserve fund budgeted for \$27,378 for 2010

	2009 Budget	2009 Anticipated	2010 Budget
<b>Beginning Fund Balance</b>	25,000	25,000	30,390
<b>Funding Additions</b>	11,183	11,183	27,378
<b>Less the following projects:</b>			
Hot water boiler		4,342	
Air Conditioner Repairs		1,001	
Consulting of pool house wall		450	
<b>Total of Projects:</b>	-	5,793	
<b>Ending Fund Balance</b>	36,183	30,390	57,768

**F. Environmental Fund**

No funding for 2010

	2009 Budget	2009 Anticipated	2010 Budget
<b>Beginning Fund Balance</b>	4,325	4,325	4,354
<b>Funding Additions</b>	-	-	-
Donations		29	
<b>Total of Projects:</b>	-	-	-
<b>Ending Fund Balance</b>	4,325	4,354	4,354

**G. Long Term Reserves**

3.93 % funding or \$19,400 for 2010

Established policy to place \$19,400 or \$25/per unit per year towards Long Term Reserves effective 1/1/08. Goal is to retain a fund balance of \$97,000 by ending year 2012.

	2009 Budget	2009 Anticipated	2010 Budget
<b>Beginning Fund Balance</b>	42,100	42,100	63,500
<b>Funding Additions</b>	19,400	19,400	19,400
Donations		2,000	
<b>Ending Fund Balance</b>	61,500	63,500	82,900