

## Parkview Hills Community Association 2011 Budget

	2010		2010		2011	
	Budget	% of total	Anticipated	% of total	Budget	% of total
<b>INCOME</b>						
Association Assessments						
Condominiums(282)	171,174	34.90%	171,174	33.36%	161,868	34.41%
Oaks Residences(74)	44,918	9.16%	44,918	8.75%	42,476	9.03%
Willow Creek I (162)	98,334	20.05%	98,334	19.16%	92,988	19.77%
Willow Creek II (159)	96,513	19.68%	96,513	18.81%	91,266	19.40%
Woodstone Apartments (99)	60,093	12.25%	60,093	11.71%	56,826	12.08%
Total Assessments (776)	471,032	96.02%	471,032	91.79%	445,424	94.69%
Bond/Money Market Fund Income			14,819	2.89%	-	0.00%
Resale Buy In Fees	9,000	1.83%	9,712	1.89%	9,000	1.91%
Interest Income	500	0.10%	1,331	0.26%	1,000	0.21%
Late Fees	-		170	0.03%	-	
Sales/Party Income	10,000	2.04%	16,075	3.13%	15,000	3.19%
Membership Revenue					-	0.00%
Fundraiser Income	-	0.00%	-			
<b>TOTAL OPERATING INCOME</b>	<b>490,532</b>	<b>100.00%</b>	<b>513,139</b>	<b>100.00%</b>	<b>470,424</b>	<b>100.00%</b>
<b>EXPENSES</b>						
Security	55,414	11.30%	55,710	10.86%	52,083	11.07%
Clubhouse Expenses						
Building Maint						
Renovation Labor						
<i>Building Maintenance Labor</i>					25,075	5.33%
<i>Mileage</i>					600	0.13%
<i>Miscellaneous Bldg. Maintenance</i>					760	0.16%
Building Maintenance Labor	10,000	2.04%	11,053	2.15%		
Contractors/supplies	14,000	2.85%	19,167	3.74%	16,000	3.40%
Total Bldg Maint	24,000	4.89%	30,220	5.89%	42,435	9.02%
Pool Expense						
Indoor Pool	25,000	5.10%	26,688	5.20%	<i>in bldg. maintenance</i>	
<i>Indoor Pool--Contractors/Supplies</i>					7,200	1.53%
Outdoor Pool	15,500	3.16%	16,376	3.19%	<i>in bldg. maintenance</i>	
<i>Outdoor Pool--Contractors/Supplies</i>					3,400	0.72%
<i>Pool Miscellaneous</i>					400	0.09%
Total Pool Expenses	40,500	8.26%	43,064	8.39%	11,000	2.34%
<i>Site Manager</i>					30,000	6.38%
Staff Expense	70,000	14.27%	50,115	9.77%	45,000	9.57%
<i>Cleaning Expense--Labor</i>	20,000	4.08%	21,146	4.12%	11,224	2.39%
<i>Cleaning Mileage</i>					200	0.04%
<i>Cleaning Supplies/Contractors</i>					3,466	0.74%
Utilities	64,000	13.05%	62,013	12.09%	64,000	13.60%
Telephone	3,120	0.64%	3,077	0.60%	3,120	0.66%
Warbler Newsletter	3,000	0.61%	2,991	0.58%	3,000	0.64%
Social & Recreation	11,000	2.24%	8,400	1.64%	8,600	1.83%
Miscellaneous	2,300	0.47%	2,699	0.53%	2,700	0.57%
Total Clubhouse Expenses	242,920	49.52%	223,724	43.60%	224,745	47.77%
Court Expenses						
Electric	1,000	0.20%	916	0.18%	1,000	0.21%
Other Court Expenses	300	0.06%	569	0.11%	600	0.13%
Total Court Expenses	1,300	0.27%	1,485	0.29%	1,600	0.34%
Landscaping						
Mowing	7,500	1.53%	7,362	1.43%	7,500	1.59%
Christmas Decorations/Flowers	1,500	0.31%	1,407	0.27%	2,500	0.53%
Grounds Maintenance	37,000	7.54%	38,829	7.57%		
Snow Removal	12,000	2.45%	5,937	1.16%	8,000	1.70%

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Tree & Shrub Maintenance	4,400	0.90%	4,212	0.82%		
<i>Grounds Labor</i>					<i>34,150</i>	<i>7.26%</i>
<i>Equipment Fuel</i>					<i>600</i>	<i>0.13%</i>
<i>Equipment Repairs</i>					<i>600</i>	<i>0.13%</i>
<i>Mileage</i>					<i>600</i>	<i>0.13%</i>
<i>Miscellaneous Grounds Expense</i>					<i>2,000</i>	<i>0.43%</i>
Total Landscaping Expense	62,400	12.72%	57,748	11.25%	55,950	11.89%
Lakes						
Lake Maintenance	4,800	0.98%	1,000	0.19%	6,000	1.28%
Fountain Maintenance	1,200	0.24%	1,053	0.21%	1,200	0.26%
Total Lake Expense	6,000	1.22%	2,053	0.40%	7,200	1.53%
Other Expenses						
Professional Expenses						
Auditor	5,900	1.20%	5,875	1.14%	6,000	1.28%
L. Harris & Assoc.	1,500	0.31%	2,511	0.49%	2,400	0.51%
Legal	-	0.00%	-	0.00%	-	0.00%
Consultants						
Management	23,170	4.72%	23,170	4.52%	24,000	5.10%
Total Professional Expense	31,995	6.52%	31,556	6.15%	32,400	6.89%
Office Supplies--clubhouse	5,600	1.14%	8,438	1.64%	6,000	1.28%
Insurance						
Umbrella	4,800	0.98%	3,850	0.75%	4,000	0.85%
Package Liability-Property & General	4,300	0.88%	5,476	1.07%	5,500	1.17%
Boiler	250	0.05%	250	0.05%	250	0.05%
Total Insurance Expenses	9,350	1.91%	9,576	1.87%	9,750	2.07%
Taxes						
Personal Property Tax	3,300	0.67%	3,120	0.61%	3,300	0.70%
Real Estate Tax	2,500	0.51%	2,444	0.48%	2,500	0.53%
Taxes on Income	6,000	1.22%	6,000	1.17%	6,000	1.28%
Total Tax Expenses	11,800	2.41%	11,565	2.25%	11,800	2.51%
Promotion Expenses						
Web Site Maintenance	-	0.00%	-		-	0.00%
Promotion Expense-other	-		-		-	
Total Promotion Expenses	-	0.00%	-		-	0.00%
Metro Transit	400	0.08%	390	0.08%	400	0.09%
Fundraiser Expenses	-		-	0.00%		
Trail Project						
Total Other Operating Expenses	57,720	11.77%	61,525	11.99%	60,350	12.83%
<b>TOTAL OPERATING EXPENSES</b>	<b>425,754</b>	<b>86.79%</b>	<b>402,245</b>	<b>78.39%</b>	<b>401,928</b>	<b>85.44%</b>
<b>Excess of Revenue less Expenses before Depreciation</b>	<b>64,778</b>	<b>13.21%</b>	<b>110,893</b>	<b>21.61%</b>	<b>68,496</b>	<b>14.56%</b>
<b>MAJOR R/R FUNDING</b>	<b>45,378</b>	<b>9.25%</b>	<b>45,378</b>	<b>8.84%</b>	<b>49,096</b>	<b>10.44%</b>
<b>CONTINGENCY RESERVE FUNDING</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>0.00%</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>4.12%</b>
<b>TOTAL EXPENSES &amp; FUNDING</b>	<b>490,532</b>	<b>100.00%</b>	<b>467,023</b>	<b>91.01%</b>	<b>470,424</b>	<b>100.00%</b>
<b>NET INCOME/LOSS</b>	<b>0</b>	<b>0.00%</b>	<b>46,115</b>	<b>8.99%</b>	<b>-</b>	<b>0.00%</b>

Accounts reflected in red italicized lettering reflect budgeted items under the new business model

## Parkview Hills Community Association 2011 Budget

**A. 2011 Budget to 2010 Budget Comparison:**

5.9 % decrease in operating expenses projected in 2011  
 4.3 % overall decrease in income projected in 2011  
 Assessments reduced in 2011 to \$574

**B. Revenue**

Annual Dues reduced to \$574 per unit per year due to business restructuring  
 Bond/Money Market Fund Income not budgeted due to economic downturn  
 Interest Income increased based on anticipated 2010

**C. Expenses**

With the restructuring of the business model in which the PHCA operates, service rates have been eliminated with the introduction of a Site Manager and staffing at payroll rates to complete services.  
 Gas, Electricity and Water budgeted the same as 2010  
 Cleaning Expense decreased to reflect payroll rate  
 Landscaping Expense decreased to reflect payroll rate  
 Insurance premium expense increased to reflect change slight increase in premium adjustment  
 Lake Maintenance increased for 2011 to address harvesting

**D. Major Repair/Replace Fund**

10.44 % funding in reserve account for 2011

	2010 Budget	2010 Anticipated	2011 Budget
<b>Beginning Fund Balance</b>	133,937	133,937	149,950
<b>Funding Additions</b>	45,378	47,741	49,096
<b>Less the following projects:</b>			
Prairie Garden	2,000	1,449	
Gazebo Roofing	3,000	2,500	
Clubhouse Landscaping	3,000		
Signs---repairs/replace/new	9,000	1,364	
40th Anniversary	5,000	7,871	
Indoor Pool Revamping		2,988	
Indoor Pool---new lighting	6,000	6,000	
Replace Trail Bridges		933	
Trail Management Provisions		8,623	
Outdoor Pool surface repairs			1,000
Signage throughout Parkview Hills			15,000
Marketing/Advertising/Promotion			7,000
Complete road sign refurbishing			5,000
Pool chairs/tables			7,500
Prairie Garden			2,000
Trail Committee Projects			4,500
Announcement Board at entrance			500
Lower Tennis Court crack repairs			16,000
Treadmill replacements			13,000
<b>Total of Projects:</b>	<b>28,000</b>	<b>31,728</b>	<b>71,500</b>
<b>Ending Fund Balance</b>	<b>151,315</b>	<b>149,950</b>	<b>127,546</b>

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**E. Contingency Reserve Fund**

No funding to the Contingency Fund account for 2011

	2010 Budget	2010 Anticipated	2011 Budget
<b>Beginning Fund Balance</b>	30,390	30,390	21,209
<b>Funding Additions</b>	-	-	-
<b>Less the following projects:</b>			
Bathrooms and Shower Remodelling		9,181	
<b>Total of Projects:</b>	-	9,181	
<b>Ending Fund Balance</b>	30,390	21,209	21,209

**F. Environmental Fund**

No funding for 2011

	2010 Budget	2010 Anticipated	2011 Budget
<b>Beginning Fund Balance</b>	4,325	4,325	4,325
<b>Funding Additions</b>	-	-	-
Donations			
<b>Total of Projects:</b>	-	-	-
<b>Ending Fund Balance</b>	4,325	4,325	4,325

**G. Long Term Reserves**

4.12 % funding or \$19,400 for 2011

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.

	2010 Budget	2010 Anticipated	2011 Budget
<b>Beginning Fund Balance</b>	61,883	61,883	81,283
<b>Funding Additions</b>	19,400	19,400	19,400
Donations			
<b>Ending Fund Balance</b>	81,283	81,283	100,683

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