

Parkview

Number of Units **47**  
 Percentage of Increase/Decrease **19%** 20% increase needed for upcoming years to reach correct reserve contribution level

**\$1,090.26** 2020 Quarterly Assessment  
**\$1,092.87** 2021 Quarterly Assessment  
**\$1,090.26** 2022 Quarterly Assessment  
**\$206.72** **\$1,296.98** 2023 Proposed Quarterly Assessment

\$ Inc.:

Description	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
<b>Revenue</b>	<b>2021 Actual</b>	<b>2022 Budget</b>	<b>2022 Projected Actual</b>	<b>2023 Budget</b>	
Association Dues	\$ 204,969.00	\$ 204,969.00	\$ 204,969.00	\$ 243,833.00	
Collection Fee Revenue/Misc.	\$ 490.00	\$ -	\$ 568.01	\$ -	
<b>Total Revenue:</b>	<b>\$ 205,459.00</b>	<b>\$ 204,969.00</b>	<b>\$ 205,537.01</b>	<b>\$ 243,833.00</b>	
LESS: Bad Debt Expense	\$ 1,500.00	\$ -	\$ -	\$ -	
LESS: Reserve Fund Transfer	\$ 88,000.00	\$ 106,660.00	\$ 106,660.00	\$ 130,000.00	
<b>Total Transfers between Funds:</b>	<b>\$ 89,500.00</b>	<b>\$ 106,660.00</b>	<b>\$ 106,660.00</b>	<b>\$ 130,000.00</b>	\$32000 short in reserve contribution due to moving roof replacement up to 2022 for 2 buildings

Operational Expense	2021 Actual	2022 Budget	2022 Projected Actual	2023 Budget	Comments
Landscape Contract	\$ 49,898.00	\$ 51,399.00	\$ 51,399.00	\$ 51,395.00	Prices wont raise if we renew
Landscape (Not in contract)	\$ 35.00	\$ -	\$ 85.71	\$ 12,100.00	Mulch not included in contract \$6,050 each x 2 a year
Irrigation Repair	\$ 4,585.00	\$ 3,000.00	\$ 1,037.14	\$ 1,500.00	*Jan-May*
Termite Bond	\$ 5,152.00	\$ 5,631.00	\$ 5,631.00	\$ 5,631.00	Once a year
Power Washing	\$ 10,020.00	\$ 10,020.00	\$ 10,020.00	\$ 10,200.00	Twice a year walkways and Driveways / Building 1x per year
General Maintenance	\$ 2,921.00	\$ 700.00	\$ 2,357.14	\$ 1,280.00	
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ 675.00	\$ 675.00	\$ 1,800.00	\$ 1,800.00	This was not budgeted correctly per costs
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ 3,926.00	\$ -	\$ -	\$ 500.00	*Jan-May* \$471,422.00 ( ReRoof & Gutters)
Water/Reclaimed/Sprinkler	\$ 24,577.00	\$ 11,779.00	\$ 9,573.62	\$ 12,000.00	
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Seurity System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 955.00	\$ 900.00	\$ 1,462.08	\$ 1,000.00	
Administrative Fee (@\$325.50 per unit)	\$ 11,280.00	\$ 14,100.00	\$ 14,100.00	\$ 15,299.00	
Misc. - Coupon book @ \$8 per unit and M	\$ 113.00	\$ 105.00	\$ 358.00	\$ -	
Statements @ \$24 per unit	\$ -	\$ -	\$ -	\$ 1,128.00	
Legal Fees - Attorney	\$ -	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ -	\$ -	
Maintenance - Shop	\$ -	\$ -	\$ -	\$ -	
<b>Total</b>	<b>\$ 114,137.00</b>	<b>\$ 98,309.00</b>	<b>\$ 97,823.70</b>	<b>\$ 113,833.00</b>	
Net Income/Loss	\$ 1,822.00	\$ -	\$ 1,053.31	\$ -	