

Parkview

Number of Units **47**
 Percentage of Increase/Decrease 2 **15%**

\$1,092.87 2021 Quarterly Assessment
\$1,092.26 2022 Quarterly Assessment
\$1,296.98 2023 Proposed Assessment
\$191.61 **\$1,488.59** 2024 Proposed Quarterly Assessment

\$ Inc.:

Description	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	Comments
Revenue	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	
Association Dues	\$ 204,969.00	\$ 243,832.00	\$ 243,832.00	\$ 279,854.44	
Collection Fee Revenue/Misc.	\$ 981.00	\$ -	\$ -	\$ -	
Total Revenue:	\$ 205,950.00	\$ 243,832.00	\$ 243,832.00	\$ 279,854.44	
LESS: Bad Debt Expense	\$ 1,500.00	\$ -	\$ -	\$ -	
LESS: Reserve Fund Transfer	\$ 71,107.00	\$ 130,000.00	\$ 130,000.00	\$ 167,700.00	2022 Reserve study calls for \$167,700.00 for 2024
Total Transfers between Funds:	\$ 72,607.00	\$ 130,000.00	\$ 130,000.00	\$ 167,700.00	\$300,259.00 for roofs were completed one year early 2022 was scheduled for 2023

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Anticipated reserve balance at EOY 2023 \$115,542.00 without Landscaping enhancements

End of 2024 the reserve study calls for a balance of \$219,989.00

Operational Expense	2022 Actual	2023 Budget	2023 Projected Actual	2024 Budget	Comments
Landscape Contract	\$ 56,366.00	\$ 51,395.00	\$ 65,449.00	\$ 65,400.00	Changing Companies/ not sure of upcoming pricing
Landscape (Not in contract)	\$ 2,058.00	\$ 12,100.00	\$ 12,100.00	\$ 2,000.00	Landscaping Revamp
Irrigation Repair	\$ 2,351.00	\$ 1,500.00	\$ 1,000.00	\$ 800.00	YTD actual \$50.00
Termite Bond	\$ 5,631.00	\$ 5,630.00	\$ 5,974.00	\$ 5,974.00	
Power Washing	\$ 12,145.00	\$ 10,200.00	\$ 10,020.00	\$ 11,500.00	\$3,055.92x2 for flats = \$6110.00 plus cleaning of Buildings
General Maintenance	\$ 10,731.00	\$ 1,280.00	\$ 1,280.00	\$ 500.00	YTD Actual \$0.00 so far
Gutter Repair	\$ -	\$ -	\$ -	\$ -	
Gutter Cleaning	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00	\$ -	
Misc - Sidewalks/Fence Repairs	\$ -	\$ -	\$ -	\$ -	
Drainage	\$ -	\$ -	\$ -	\$ -	
Roof Repairs	\$ 3,926.00	\$ 500.00	\$ -	\$ -	
Water/Reclaimed/Sprinkler	\$ 7,103.00	\$ 12,000.00	\$ 7,055.00	\$ 7,500.00	YTD \$3,335.00 will be a small increase in 2024
Utilities - Other	\$ -	\$ -	\$ -	\$ -	
Security System	\$ -	\$ -	\$ -	\$ -	
Electricity	\$ 2,445.00	\$ 1,000.00	\$ 2,030.00	\$ 2,100.00	YTD \$980.00 - Expecting a 4% increase
Administrative Fee (@\$338.52 per unit)	\$ 14,010.00	\$ 14,100.00	\$ 15,298.50	\$ 15,910.44	YTD \$7,650.00
Misc. - Coupon book @ \$8 per unit and Misc	\$ 24.00	\$ -	\$ -	\$ -	
Statements @ \$10 per unit	\$ 403.00	\$ 1,128.00	\$ 1,128.00	\$ 470.00	
Legal Fees - Attorney	\$ -	\$ -	\$ -	\$ -	
Legal and Professional	\$ -	\$ -	\$ -	\$ -	
Maintenance - Shop	\$ -	\$ -	\$ -	\$ -	
Total	\$ 118,993.00	\$ 112,633.00	\$ 123,134.50	\$ 112,154.44	
Net Income/Loss	\$ 14,350.00	\$ 1,199.00	\$ (9,302.50)	\$ -	

Currently there is \$50,544.00 in reserves as of 06/30/2023
 Current balance in reserves is \$50,544.00 as of 06/30/2023
 \$10,883.00 x 6 = \$64,998.00 July- Dec contributions
 Balance needed at end of 2023 is \$76,643.00 - Positive \$38,899.00
 Total in reserves and Jan- Dec contributions = \$115,542.00
 Painting 2026/2027
\$115,542.00 EOY 2023 plus \$167,000.00 2024 = \$282,542.00/ \$62,553.00
Total for end of 2024
Will be positive \$62,553.00
 Sprinkler Controls \$21,425.00 2024
 Landscaping \$3,964.00 2024