

Terra Vista Condominium Association 2010 Budget

Units: 168

Assessment Summary

<u>Unit/Lot Type</u>	<u>Frequency</u>	<u>Units</u>	<u>Time Period</u>	<u>Assessment</u>
1149 Sq '	Monthly	16	January - December	\$193.81
1177 Sq '	Monthly	72	January - December	\$198.53
1365 Sq '	Monthly	16	January - December	\$230.24
867 Sq '	Monthly	56	January - December	\$146.24
969 Sq '	Monthly	8	January - December	\$163.45

Income Accounts

Income

Account #	Account Name	Annual Budget	Monthly Average	Average Monthly Per Unit
4010	Homeowner Assessments	\$366,912.00	\$30,576.00	\$182.00
Income Total:		\$366,912.00	\$30,576.00	\$182.00
Income Accounts Total:		\$366,912.00	\$30,576.00	\$182.00

Expense Accounts

UTILITIES

Account #	Account Name	Annual Budget	Monthly Average	Average Monthly Per Unit
5010	Alarm Monitoring	\$21,000.00	\$1,750.00	\$10.42
5020	Cable	\$600.00	\$50.00	\$0.30
5040	Electric	\$28,350.00	\$2,362.50	\$14.06
5060	Gas-Natural	\$20,000.00	\$1,666.67	\$9.92
5120	Refuse	\$15,600.00	\$1,300.00	\$7.74
5160	Telephone	\$1,200.00	\$100.00	\$0.60
5180	Water	\$47,200.00	\$3,933.33	\$23.41
UTILITIES Total:		\$133,950.00	\$11,162.50	\$66.44

MAINTENANCE

Account #	Account Name	Annual Budget	Monthly Average	Average Monthly Per Unit
5218	Club House / Maint-Repair	\$5,000.00	\$416.67	\$2.48
5250	Gates Maint.\Repair	\$900.00	\$75.00	\$0.45
5251	Fitness Equipment	\$1,200.00	\$100.00	\$0.60
5295	Landscape Maint.	\$39,600.00	\$3,300.00	\$19.64
5300	Lighting Maint.\Repair	\$600.00	\$50.00	\$0.30
5320	Pest Control	\$5,000.00	\$416.67	\$2.48
5340	Pool\Spa Maint.\Repair	\$8,400.00	\$700.00	\$4.17
5360	Recreation Area Maint.\Repair	\$1,798.00	\$149.83	\$0.89
5380	Roof Maint.\Repair	\$1,000.00	\$83.33	\$0.50
5410	Street Sweeping	\$2,100.00	\$175.00	\$1.04
5425	Tree Trimming/Storm Damage	\$2,000.00	\$166.67	\$0.99
5435	Walls\ Entry Maint.\ Repair	\$1,995.84	\$166.32	\$0.99
MAINTENANCE Total:		\$69,593.84	\$5,799.49	\$34.52

SUPPLIES

Account #	Account Name	Annual Budget	Monthly Average	Average Monthly Per Unit
5500	Common Area Supplies	\$1,632.96	\$136.08	\$0.81
5505	Electrical Supplies	\$747.68	\$62.31	\$0.37
5520	Irrigation Supplies	\$876.96	\$73.08	\$0.44
5522	Consultant	\$500.00	\$41.67	\$0.25
5530	Landscape Supplies	\$500.00	\$41.67	\$0.25
5540	Pool\Spa Supplies	\$1,000.00	\$83.33	\$0.50

SUPPLIES Total:	\$5,257.60	\$438.13	\$2.61
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ADMINISTRATIVE

Account #	Account Name	Annual Budget	Monthly Average	Average Monthly Per Unit
5610	Accounting & Audit	\$1,500.00	\$125.00	\$0.74
5630	Bad Debt	\$4,032.00	\$336.00	\$2.00
5670	Collections	\$1,800.00	\$150.00	\$0.89
5671	Legal-collections	\$2,000.00	\$166.67	\$0.99
5720	Insurance	\$29,252.00	\$2,437.67	\$14.51
5730	Legal	\$1,800.00	\$150.00	\$0.89
5740	Management	\$25,392.00	\$2,116.00	\$12.60
5820	Office & Printing	\$2,100.00	\$175.00	\$1.04
5830	Permits, Licenses, Fees	\$360.00	\$30.00	\$0.18
5840	Postage	\$600.00	\$50.00	\$0.30
5900	Taxes-Income	\$108.00	\$9.00	\$0.05
5935	Web Sites	\$600.00	\$50.00	\$0.30
ADMINISTRATIVE Total:		\$69,544.00	\$5,795.33	\$34.50
Expense Accounts Total:		\$278,345.44	\$23,195.45	\$138.07

Reserve Accounts

RESERVE

Account #	Account Name	Annual Budget	Monthly Average	Average Monthly Per Unit
6010	Reserve Allocation	\$82,482.44	\$6,873.54	\$40.91
RESERVE Total:		\$82,482.44	\$6,873.54	\$40.91
Reserve Accounts Total:		\$82,482.44	\$6,873.54	\$40.91

CC&R Compliance Accounts

CC&R COMPLIANCE

Account #	Account Name	Annual Budget	Monthly Average	Average Monthly Per Unit
7001	Administrative	\$1,344.24	\$112.02	\$0.67
7002	Legal	\$4,739.88	\$394.99	\$2.35
CC&R COMPLIANCE Total:		\$6,084.12	\$507.01	\$3.02
CC&R Compliance Accounts Total:		\$6,084.12	\$507.01	\$3.02
All Expenses Total:		\$366,912.00	\$30,576.00	\$182.00

Annual Budget Comparison 2009 vs. 2010

<u>Account #</u>	<u>Account Name</u>	<u>2009 Annual</u>	<u>2010 Annual</u>	<u>Difference</u>	<u>% Difference</u>
5010	Alarm Monitoring	\$25,200.00	\$21,000.00	\$-4,200.00	-16.67%
5020	Cable	\$600.00	\$600.00	\$0.00	0.00%
5040	Electric	\$25,200.00	\$28,350.00	\$3,150.00	12.50%
5060	Gas-Natural	\$20,400.00	\$20,000.00	\$-400.00	-1.96%
5120	Refuse	\$15,600.00	\$15,600.00	\$0.00	0.00%
5160	Telephone	\$1,200.00	\$1,200.00	\$0.00	0.00%
5180	Water	\$45,000.00	\$47,200.00	\$2,200.00	4.89%
5218	Club House / Maint-Repair	\$7,000.00	\$5,000.00	\$-2,000.00	-28.57%
5250	Gates Maint.\Repair	\$900.00	\$900.00	\$0.00	0.00%
5251	Fitness Equipment	\$1,200.00	\$1,200.00	\$0.00	0.00%
5295	Landscape Maint.	\$39,600.00	\$39,600.00	\$0.00	0.00%
5300	Lighting Maint.\Repair	\$600.00	\$600.00	\$0.00	0.00%
5320	Pest Control	\$7,200.00	\$5,000.00	\$-2,200.00	-30.56%
5340	Pool\Spa Maint.\Repair	\$8,400.00	\$8,400.00	\$0.00	0.00%
5360	Recreation Area Maint.\Repair	\$1,800.00	\$1,798.00	\$-2.00	-0.11%
5380	Roof Maint.\Repair	\$1,560.00	\$1,000.00	\$-560.00	-35.90%
5410	Street Sweeping	\$2,100.00	\$2,100.00	\$0.00	0.00%
5425	Tree Trimming/Storm Damage	\$1,440.00	\$2,000.00	\$560.00	38.89%
5435	Walls\ Entry Maint.\ Repair	\$1,995.84	\$1,995.84	\$0.00	0.00%
5500	Common Area Supplies	\$1,632.96	\$1,632.96	\$0.00	0.00%
5505	Electrical Supplies	\$967.68	\$747.68	\$-220.00	-22.73%
5515	Gate Remotes	\$900.00	\$0.00	\$-900.00	N/A
5520	Irrigation Supplies	\$876.96	\$876.96	\$0.00	0.00%
5522	Consultant	\$2,400.00	\$500.00	\$-1,900.00	-79.17%
5530	Landscape Supplies	\$1,080.00	\$500.00	\$-580.00	-53.70%
5540	Pool\Spa Supplies	\$2,400.00	\$1,000.00	\$-1,400.00	-58.33%
5610	Accounting & Audit	\$1,500.00	\$1,500.00	\$0.00	0.00%
5630	Bad Debt	\$5,040.00	\$4,032.00	\$-1,008.00	-20.00%
5670	Collections	\$1,800.00	\$1,800.00	\$0.00	0.00%
5671	Legal-collections	\$3,226.56	\$2,000.00	\$-1,226.56	-38.01%
5720	Insurance	\$29,252.00	\$29,252.00	\$0.00	0.00%
5730	Legal	\$1,800.00	\$1,800.00	\$0.00	0.00%
5740	Management	\$25,392.00	\$25,392.00	\$0.00	0.00%
5820	Office & Printing	\$2,100.00	\$2,100.00	\$0.00	0.00%
5830	Permits, Licenses, Fees	\$360.00	\$360.00	\$0.00	0.00%
5840	Postage	\$600.00	\$600.00	\$0.00	0.00%
5900	Taxes-Income	\$108.00	\$108.00	\$0.00	0.00%
5935	Web Sites	\$600.00	\$600.00	\$0.00	0.00%
6010	Reserve Allocation	\$70,080.00	\$82,482.44	\$12,402.44	17.70%
7001	Administrative	\$3,000.00	\$1,344.24	\$-1,655.76	-55.19%
7002	Legal	\$4,800.00	\$4,739.88	\$-60.12	-1.25%
Totals		\$366,912.00	\$366,912.00	\$0.00	0.00%

Account Details

4010 - Homeowner Assessments

5010 - Alarm Monitoring

The monthly cost to have the fitness center, clubhouse, and media center monitored by Multi-com as well as the 168 units and 5 models.

5020 - Cable

The monthly cost for cable service to fitness center. Service provided by Qwest.

5040 - Electric

Estimated cost of providing electrical service to the irrigation system, pool equipment, clubhouse, plus common area lighting including the monument lights, and other lighting. Services are provided by APS.

5060 - Gas-Natural

Estimated cost of providing gas service to the pool equipment and water heater at the pool area. Services are provided by Southwest Gas.

5120 - Refuse

Contracted cost of providing refuse service to the community. Services are provided by Allied Waste.

5160 - Telephone

Monthly cost to provide phone service to gate, business center, etc. Services provided by Qwest.

5180 - Water

Estimated cost of providing water services to the irrigation system for common areas as well as the individual units. Services provided by City of Phoenix.

5218 - Club House / Maint-Repair

Costs for professional cleaning services to the fitness center, media center, and clubhouse. Services provided by A Cleaner Living.

5250 - Gates Maint.\Repair

Estimated cost for repair on gates. Services provided by Phoenix Fence.

5251 - Fitness Equipment

Monthly cost for preventative maintenance on fitness machines as well as repairs. Services provided by Fitness Fix.

5295 - Landscape Maint.

Costs for professional landscape maintenance of community perimeter and interior common areas. Landscape company provides as many uniformed maintenance employees required to mow all turf areas, trim all common areas, irrigation timing/testing and policing the entire property for trash/debris pick up. The landscape company is responsible to furnish all labor, materials, tools, equipment and transportation to maintain all shrubs, plant beds, walkways, turf and granite areas, weed and debris free and all maintenance will be completed to current horticultural/arbor standards. Services provided by Landscape Gardens.

5300 - Lighting Maint.\Repair

Estimated cost for repair, replacement of addition of lights, light fixtures, etc.

5320 - Pest Control

Monthly cost to provide pest prevention treatments to the common areas. Main areas of focus would be the area that backs up to the preserve, garbage cans, pool areas, clubhouse and perimeter walls. Services provided by Eliminox Pest Control.

5340 - Pool\Spa Maint.\Repair

Costs for professional pool maintenance services to be provided three (3) times per week. Pool company to provide certified employee to clean, repair and maintain pools and spa. Pool company will also furnish all labor, materials, tools, equipment and transportation to maintain the pools to meet all Maricopa County health standards and keep all areas debris free. Services provided by Allied Pool Company.

5360 - Recreation Area Maint.\Repair

Estimated cost to repair, replace or purchase items in recreational area such as barbecue grills, doggy stations, pool furniture, etc.

5380 - Roof Maint.\Repair

Estimated cost for repair to roof. Services provided by Gorman Roofing.

5410 - Street Sweeping

Contracted monthly service for sweeping service of parking lot areas. Service provided by Your Sweeping Service.

5425 - Tree Trimming/Storm Damage

Costs for professional tree maintenance services to be provided for trimming needed beyond the scope of the monthly landscape maintenance contract. Trees will be selectively pruned and thinned as needed to promote healthy growth per current arbor standards. They will not be allowed to encroach upon any structure or other objects – such as sidewalks, street signs, common area walls or encroachment into homeowner yards. All trees will be pruned to a height of twelve (12) feet, with exception of pine trees. Pines trees will only be trimmed to remove branches for the health of the tree and/or remove an obstruction/safety hazard (to a clearance height of four (4) feet without approval). Trees next to monuments and roadway intersections will be trimmed in order to not limit visibility and improve safety. Dead, dying, missing trees shall be reported to the Management Company each week after service, along with an estimate for the replacement of a like tree at an additional cost to the Association. Tree stakes and guides shall be inspected and adjusted or removed as necessary. Additional staking/guying will be considered an additional expense and must be authorized by the Management Company. Services provided by Landscape Gardens.

5435 - Walls\ Entry Maint.\ Repair

Cost of having the community's perimeter block walls inspected/painted/maintained as needed until the next full paint or replacement is scheduled.

5500 - Common Area Supplies

Cost of maintenance of any items considered part of the common area not already being maintained under a service contract.

5505 - Electrical Supplies

Cost of repairing/replacing any nonfunctional portion of the lighting or miscellaneous electrical systems by a licensed, insured electrician. Costs consist of parts and labor.

5520 - Irrigation Supplies

Cost of repairing/replacing any nonfunctional portion of the irrigation system. These are repairs are outside of the monthly maintenance contract. Costs consist of parts and labor.

5522 - Consultant

Estimated cost to receive services or consultation from selected vendor such as updated reserve study, etc.

5530 - Landscape Supplies

Cost to replace all plants, trees, flowers etc. that have been lost due to frost, heat, vandalism, etc. And any additional planting of seasonal flowers every six months, which are outside of the monthly landscape maintenance contract. Also, any other landscape repairs outside the scope of the monthly maintenance contract would be categorized here.

5540 - Pool\Spa Supplies

Cost to supply any pool chemicals or parts needed on a weekly basis to meet Maricopa County Health Standards. Also, any repairs that are needed or authorized would be categorized here.

5610 - Accounting & Audit

Cost of having a formal compilation/review/audit and verification of the community financial records by a certified public accountant. Income tax preparation and filing and storage of records is taken care of by City Property Management at a cost of \$250.00. The obligation to perform the annual compilation/review/audit is required by Arizona State Statute, unless stated otherwise by documents as to needing one particular financial review.

5630 - Bad Debt

Estimated costs of supplementing the lost expenses caused by homeowners who are unable provide payment for delinquent assessments and the Association is unable to pursue collection any further on these amounts.

5670 - Collections

Estimated costs of supplementing the collection expenses charged by the Association's Managing Agent to collect delinquent assessments.

5671 - Legal-collections

Estimated costs of supplementing the collection expenses charged by the Association's Attorney to collect delinquent assessments.

5720 - Insurance

Cost to have the common area property insured for its value. Cost to carry liability insurance for the common areas in case of an accident occurs on the common areas. Also, the cost to carry a Directors and Officers liability policy that would protect the Association in the event of a lawsuit filed against the Association's Board of Directors. Current Insurance provided by LaBarre/Osknee - Philadelphia.

5730 - Legal

Estimated cost of legal advice required by the Board of Directors to operate the community to the standard of the law. The association-specialized attorney provides legal leadership required by the Board of Directors to assist or represent the Association in legal matters outside the scope of their expertise.

5740 - Management

Fee paid to the Managing Agent for managing the daily operations of the Association, including maintaining the financial and corporate records of the Association, oversight of maintenance and physical property and providing administrative services as needed.

5820 - Office & Printing

Estimated cost of paper, printing, scanning, faxing all association documents, correspondence, community mailings, etc.

5830 - Permits, Licenses, Fees

Costs to cover the necessary permits, licenses and fees charged annually to the association. These include a pool permits at (\$250/annually), and one (1) corporation commission filing fee (\$10.00).

5840 - Postage

Estimated cost for postage expenses associated with community association related mailings. Postage is assessed at cost and by unit of mail. Bulk rates apply (if applicable).

5900 - Taxes-Income

Annual Federal and State taxes paid on the interest income for the previous year of the community association. Federal Taxes are charged at a rate of 30% and State Taxes at a rate of 6.968% or \$50 flat (whatever is greater).

5935 - Web Sites

Monthly cost to host and maintain the community association website by DP Systems.

6010 - Reserve Allocation

Cost to build a capital replacement and contingency fund to be used for major repair and replacement of common areas, decorative walls, monuments, irrigation, clubhouse, pools, etc. All major components of the Association have been analyzed. It is recommended that the Association follow the reserve study and contribute the suggested dollar amount each month in order to continuously maintain the Association through out its lifetime. It is also recommended that the Reserve Study be updated every two to three years to make sure the Association is meeting its financial obligations. Last reserve study was done July 25, 2008.

7001 - Administrative

Cost to build a CC & R compliance fund to be used for enforcement of the community association's restrictions, regulations and rules.

7002 - Legal

The fund is to provide a contingency when legal assistance, self help or other enforcement options as authority is given in the CC & R's and is needed.