PIPER ESTATES HOMES ASSOCIATION -- CONSOLIDATED
2009 FINANCIAL INFORMATION & 2010 BUDGET

	2009 Budget	2009 Actual	2010 Budget
Ordinary Income/Expense			
Income			
Developer Contribution			
Developer Contribution		38,000.00	0.00
Total Developer Contribution	0.00	38,000.00	0.00
Fee Income			
Annual Dues			
Annual Dues - Clearview	20,124.00	20,697.14	20,124.00
Annual Dues - Heritage	34,632.00	34,164.00	35,100.00
Annual Dues - Northridge	53,352.00	53,473.62	54,756.00
Annual Dues - Other	750.00	750.00	750.00
Total Annual Dues	108,858.00	109,084.76	110,730.00
Dues & Fees Write Off			
Dues & Fees Write Off -- Heritage	0.00	0.00	0.00
Dues & Fees Write Off - Clearview	0.00	0.00	0.00
Dues & Fees Write Off - Northridge	0.00	-926.71	0.00
Dues & Fees Write Off - Other		0.00	0.00
Total Dues & Fees Write Off	0.00	-926.71	0.00
Late charges			
Late Fees -- Clearview	0.00	90.00	0.00
Late Fees - Heritage	0.00	150.00	0.00
Late Fees - Northridge	0.00	270.00	0.00
Late charges - Other		0.00	0.00
Total Late charges	0.00	510.00	0.00
Lien Fees			
Lien Fees - Clearview	0.00	625.00	0.00
Lien Fees - Heritage	0.00	500.00	0.00
Lien Fees - Northridge	0.00	1,750.00	0.00
Lien Fees - Other		0.00	0.00
Total Lien Fees	0.00	2,875.00	0.00
Fee Income - Other		150.00	0.00
Total Fee Income	108,858.00	111,693.05	110,730.00
Interest Income			
Interest - Clearview	92.00	22.80	22.50
Interest - Heritage	159.00	45.60	40.00
Interest - Northridge	249.00	51.59	62.50
Interest Income - Other		0.00	0.00
Total Interest Income	500.00	119.99	125.00
Total Income	109,358.00	149,813.04	110,855.00
Expense			
Administrative			
Bank Service Charges		240.90	0.00
Income Tax			
Income Tax - Clearview	19.00	0.00	0.00
Income Tax - Heritage	32.00	0.00	0.00
Income Tax - Northridge	49.00	0.00	0.00
Total Income Tax	100.00	0.00	0.00
Insurance			
Insurance - Clearview	760.00	768.74	720.00
Insurance - Heritage	1,280.00	1,294.72	1,280.00
Insurance - Northridge	1,960.00	1,982.54	2,000.00
Insurance - Other		0.00	0.00
Total Insurance	4,000.00	4,046.00	4,000.00
Legal Expenses			
Legal Expense - Clearview	950.00	99.70	500.00
Legal Expense - Heritage	1,600.00	0.00	1,000.00
Legal Expenses - Northridge	2,450.00	686.25	2,000.00
Total Legal Expenses	5,000.00	785.95	3,500.00
Lien Fee Expense			
Lien Fee Expense - Clearview	47.50	39.01	50.00
Lien Fee Expense - Heritage	80.00	44.66	100.00
Lien Fee Expense - Northridge	122.50	141.38	250.00
Total Lien Fee Expense	250.00	225.05	400.00
Management Fees			
Mgmt Fees - Clearview	6,000.00	6,000.00	6,000.00
Mgmt Fees - Heritage	6,000.00	6,000.00	6,000.00
Mgmt Fees - Northridge	6,000.00	6,000.00	6,000.00
Management Fees - Other		0.00	0.00
Total Management Fees	18,000.00	18,000.00	18,000.00
Miscellaneous			
Misc. - Clearview	95.00	72.33	100.00
Misc. - Heritage	160.00	72.33	150.00
Misc. - Northridge	245.00	78.34	250.00
Miscellaneous - Other		-120.00	0.00
Total Miscellaneous	500.00	103.00	500.00
Newsletter			1,000.00
Website			600.00
Printing, Postage and Supplies			
PP&S - Clearview	380.00	211.36	380.00
PP&S - Heritage	640.00	333.65	640.00
PP&S - Northridge	980.00	510.90	980.00
Printing, Postage and Supplies - Other		0.00	0.00
Total Printing, Postage and Supplies	2,000.00	1,055.91	2,000.00

PIPER ESTATES HOMES ASSOCIATION – CONSOLIDATED
2009 FINANCIAL INFORMATION & 2010 BUDGET

	2009 Budget	2009 Actual	2010 Budget
Property Tax			
Property Tax - Clearview	0.00	0.00	0.00
Property Tax - Heritage	0.00	0.00	0.00
Property Tax - Northridge	0.00	0.00	0.00
Total Property Tax	0.00	0.00	0.00
Total Administrative	29,850.00	24,456.81	30,000.00
Common Grounds			
2008 AP Expenses			
Clearview	2,280.00	2,245.21	0.00
Heritage	3,840.00	3,991.48	0.00
Northridge	5,880.00	6,236.70	0.00
2008 AP Expenses - Other		0.00	0.00
Total 2008 AP Expenses	12,000.00	12,473.39	0.00
Chemical Applications			
Chemicals - Clearview	1,500.00	1,565.60	1,280.00
Chemicals - Heritage	1,500.00	1,359.90	1,200.00
Chemicals - Northridge	6,000.00	6,245.75	5,250.00
Total Chemical Applications	9,000.00	9,171.25	7,730.00
Lake Expenses			
Lake Expenses - Heritage	100.00	0.00	250.00
Lake Expenses - Northridge	100.00	522.66	750.00
Total Lake Expenses	200.00	522.66	1,000.00
Landscaping			
Landscaping - Clearview	3,000.00	2,386.20	2,250.00
Landscaping - Heritage	2,500.00	2,057.12	1,750.00
Landscaping - Northridge	7,500.00	6,443.01	6,350.00
Total Landscaping	13,000.00	10,886.33	10,350.00
Mowing			
Mowing - Clearview	5,000.00	3,890.00	4,500.00
Mowing - Heritage	6,500.00	5,236.13	6,000.00
Mowing - Northridge	31,000.00	27,400.00	30,100.00
Total Mowing	42,500.00	36,526.13	40,600.00
Other Ground Maintenance			
Other Grounds Maint - Clearview	500.00	0.00	250.00
Other Grounds Maint - Heritage	500.00	0.00	250.00
Other Grounds Maint - Northridge	1,000.00	0.00	1,500.00
Total Other Ground Maintenance	2,000.00	0.00	2,000.00
Sprinkler and Fountain Maint.			
Irrigation - Clearview	300.00	190.00	250.00
Irrigation - Heritage	200.00	217.50	150.00
Irrigation - Northridge	800.00	1,770.75	800.00
Total Sprinkler and Fountain Maint.	1,300.00	2,178.25	1,200.00
Total Common Grounds	80,000.00	71,758.01	62,880.00
Pool			
Heritage Pool			
Pool Chemicals - Heritage	2,800.00	310.85	500.00
Pool Equip & Repairs - Heritage	2,500.00	3,068.76	2,000.00
Pool Maint - Heritage	5,900.00	8,349.53	8,000.00
Pool Permits - Heritage	200.00	150.00	150.00
Pool Supplies - Heritage	500.00	280.47	500.00
Pool Utilities - Heritage	15,000.00	6,178.95	7,000.00
Total Heritage Pool	26,900.00	18,338.56	18,150.00
Northridge Pool			
Pool Chemicals - Northridge	3,000.00	503.01	1,000.00
Pool Equip & Repair Northridge	5,000.00	3,015.01	2,500.00
Pool Maint. - Northridge	6,400.00	9,066.38	11,000.00
Pool Permits - Northridge	200.00	150.00	150.00
Pool Supplies - Northridge	500.00	451.17	500.00
Pool Utilities - Northridge	20,000.00	6,195.27	7,000.00
Total Northridge Pool	35,100.00	19,380.84	22,150.00
Pool Keys		1,246.75	1,000.00
Total Pool	62,000.00	38,966.15	41,300.00
Reconciliation Discrepancies		-610.00	0.00
Utilities			
Utilities - Clearview	1,000.00	1,932.78	2,500.00
Utilities - Heritage	2,000.00	1,506.97	2,200.00
Utilities - Northridge	4,000.00	5,130.14	6,000.00
Total Utilities	7,000.00	8,569.89	10,700.00
Total Expense	178,850.00	143,140.86	144,880.00
Net Ordinary Income	-69,492.00	6,672.18	-34,025.00
Net Income	-69,492.00	6,672.18	-34,025.00
Break-Even Dues w/o Dev. Contribution			616.51
Developer Contribution per Vacant Lot			667.16

PIPER ESTATES HOMES ASSOCIATION -- CLEARVIEW
2009 FINANCIAL INFORMATION & 2010 BUDGET

	2009 Budget	2009 Actual	2010 Budget
Ordinary Income/Expense			
Income			
Developer Contribution			
Developer Contribution		0.00	0.00
Total Developer Contribution	0.00	0.00	0.00
Fee Income			
Annual Dues			
Annual Dues - Clearview	20,124.00	20,697.14	20,124.00
Total Annual Dues	20,124.00	20,697.14	20,124.00
Dues & Fees Write Off			
Dues & Fees Write Off - Clearview	0.00	0.00	0.00
Total Dues & Fees Write Off	0.00	0.00	0.00
Late charges			
Late Fees -- Clearview	0.00	90.00	0.00
Total Late charges	0.00	90.00	0.00
Lien Fees			
Lien Fees - Clearview	0.00	625.00	0.00
Total Lien Fees	0.00	625.00	0.00
Total Fee Income	20,124.00	21,412.14	20,124.00
Interest Income			
Interest - Clearview	92.00	22.80	22.50
Total Interest Income	92.00	22.80	22.50
Total Income	20,216.00	21,434.94	20,146.50
Expense			
Administrative			
Bank Service Charges		43.36	0.00
Income Tax			
Income Tax - Clearview	19.00	0.00	0.00
Total Income Tax	19.00	0.00	0.00
Insurance			
Insurance - Clearview	760.00	768.74	720.00
Total Insurance	760.00	768.74	720.00
Legal Expenses			
Legal Expense - Clearview	950.00	99.70	500.00
Total Legal Expenses	950.00	99.70	500.00
Lien Fee Expense			
Lien Fee Expense - Clearview	47.50	39.01	50.00
Total Lien Fee Expense	47.50	39.01	50.00
Management Fees			
Mgmt Fees - Clearview	6,000.00	6,000.00	6,000.00
Total Management Fees	6,000.00	6,000.00	6,000.00
Miscellaneous			
Misc. - Clearview	95.00	72.33	100.00
Total Miscellaneous	95.00	72.33	100.00
Newsletter			180.00
Website			108.00
Printing, Postage and Supplies			
PP&S - Clearview	380.00	211.36	380.00
Total Printing, Postage and Supplies	380.00	211.36	380.00
Property Tax			
Property Tax - Clearview	0.00	0.00	0.00
Total Property Tax	0.00	0.00	0.00
Total Administrative	8,251.50	7,234.50	8,038.00
Common Grounds			
2008 AP Expenses			
Clearview	2,280.00	2,245.21	0.00
Total 2008 AP Expenses	2,280.00	2,245.21	0.00
Chemical Applications			
Chemicals - Clearview	1,500.00	1,565.60	1,280.00
Total Chemical Applications	1,500.00	1,565.60	1,280.00
Landscaping			
Landscaping - Clearview	3,000.00	2,386.20	2,250.00
Total Landscaping	3,000.00	2,386.20	2,250.00
Mowing			
Mowing - Clearview	5,000.00	3,890.00	4,500.00
Total Mowing	5,000.00	3,890.00	4,500.00
Other Ground Maintenance			
Other Grounds Maint - Clearview	500.00	0.00	250.00
Total Other Ground Maintenance	500.00	0.00	250.00
Sprinkler and Fountain Maint.			
Irrigation - Clearview	300.00	190.00	250.00
Total Sprinkler and Fountain Maint.	300.00	190.00	250.00
Total Common Grounds	12,580.00	10,277.01	8,530.00
Utilities			
Utilities - Clearview	1,000.00	1,932.78	2,500.00
Total Utilities	1,000.00	1,932.78	2,500.00
Total Expense	21,831.50	19,444.29	19,068.00
Net Ordinary Income	-1,615.50	1,990.65	1,078.50
Net Income	-1,615.50	1,990.65	1,078.50

PIPER ESTATES HOMES ASSOCIATION -- HERITAGE
2009 FINANCIAL INFORMATION & 2010 BUDGET

	2009 Budget	2009 Actual	2010 Budget
Ordinary Income/Expense			
Income			
Developer Contribution			
Developer Contribution		0.00	0.00
Total Developer Contribution	0.00	0.00	0.00
Fee Income			
Annual Dues			
Annual Dues - Heritage	34,632.00	34,164.00	35,100.00
Total Annual Dues	34,632.00	34,164.00	35,100.00
Dues & Fees Write Off			
Dues & Fees Write Off - Heritage		0.00	0.00
Total Dues & Fees Write Off	0.00	0.00	0.00
Late charges			
Late charges - Heritage		150.00	0.00
Total Late charges	0.00	150.00	0.00
Lien Fees			
Lien Fees - Heritage		500.00	0.00
Total Lien Fees	0.00	500.00	0.00
Total Fee Income	34,632.00	34,814.00	35,100.00
Interest Income			
Interest Income - Heritage	159.00	45.60	40.00
Total Interest Income	159.00	45.60	40.00
Total Income	34,791.00	34,859.60	35,140.00
Expense			
Administrative			
Bank Service Charges		77.09	0.00
Income Tax			
Income Tax - Heritage	32.00	0.00	0.00
Total Income Tax	32.00	0.00	0.00
Insurance			
Insurance - Heritage	1,280.00	1,294.72	1,280.00
Total Insurance	1,280.00	1,294.72	1,280.00
Legal Expenses			
Legal Expense - Heritage	1,600.00	0.00	1,000.00
Total Legal Expenses	1,600.00	0.00	1,000.00
Lien Fee Expense			
Lien Fee Expense - Heritage	80.00	44.66	100.00
Total Lien Fee Expense	80.00	44.66	100.00
Management Fees			
Mgmt Fees - Heritage	6,000.00	6,000.00	6,000.00
Total Management Fees	6,000.00	6,000.00	6,000.00
Miscellaneous			
Misc. - Heritage	160.00	72.33	150.00
Total Miscellaneous	160.00	72.33	150.00
Newsletter			320.00
Website			192.00
Printing, Postage and Supplies			
PP&S - Heritage	640.00	333.65	640.00
Total Printing, Postage and Supplies	640.00	333.65	640.00
Property Tax			
Property Tax - Heritage	0.00	0.00	0.00
Total Property Tax	0.00	0.00	0.00
Total Administrative	9,792.00	7,822.45	9,682.00
Common Grounds			
2008 AP Expenses			
Heritage	3,840.00	3,991.48	0.00
Total 2008 AP Expenses	3,840.00	3,991.48	0.00
Chemical Applications			
Chemicals - Heritage	1,500.00	1,359.90	1,200.00
Total Chemical Applications	1,500.00	1,359.90	1,200.00
Lake Expenses			
Lake Expenses - Heritage	100.00	0.00	250.00
Total Lake Expenses	100.00	0.00	250.00
Landscaping			
Landscaping - Heritage	2,500.00	2,057.12	1,750.00
Total Landscaping	2,500.00	2,057.12	1,750.00
Mowing			
Mowing - Heritage	6,500.00	5,236.13	6,000.00
Total Mowing	6,500.00	5,236.13	6,000.00
Other Ground Maintenance			
Other Grounds Maint - Heritage	500.00	0.00	250.00
Total Other Ground Maintenance	500.00	0.00	250.00
Sprinkler and Fountain Maint.			
Irrigation - Heritage	200.00	217.50	150.00
Total Sprinkler and Fountain Maint.	200.00	217.50	150.00
Total Common Grounds	15,140.00	12,862.13	9,600.00
Pool			
Heritage Pool			
Pool Chemicals - Heritage	2,800.00	310.85	500.00
Pool Equip & Repairs - Heritage	2,500.00	3,068.76	2,000.00
Pool Maint - Heritage	5,900.00	8,349.53	8,000.00
Pool Permits - Heritage	200.00	150.00	150.00
Pool Supplies - Heritage	500.00	280.47	500.00
Pool Utilities - Heritage	15,000.00	6,178.95	7,000.00
Total Heritage Pool	26,900.00	18,338.56	18,150.00
Utilities			
Utilities - Heritage	2,000.00	1,506.97	2,200.00
Total Utilities	2,000.00	1,506.97	2,200.00
Total Expense	53,832.00	40,530.11	39,632.00
Net Ordinary Income	-19,041.00	-5,670.51	-4,492.00
Net Income	-19,041.00	-5,670.51	-4,492.00
Break-Even Dues Amount			528.43

PIPER ESTATES HOMES ASSOCIATION -- NORTHRIDGE
2009 FINANCIAL INFORMATION & 2010 BUDGET

	2009 Budget	2009 Actual	2010 Budget
Ordinary Income/Expense			
Income			
Developer Contribution			
Developer Contribution		38,000.00	0.00
Total Developer Contribution	0.00	38,000.00	0.00
Fee Income			
Annual Dues			
Annual Dues - Northridge	53,352.00	53,473.62	54,756.00
Annual Dues - Other	750.00	750.00	750.00
Total Annual Dues	54,102.00	54,223.62	55,506.00
Dues & Fees Write Off			
Dues & Fees Write Off - Northridge	0.00	-926.71	0.00
Dues & Fees Write Off - Other		0.00	0.00
Total Dues & Fees Write Off	0.00	-926.71	0.00
Late charges			
Late Fees - Northridge	0.00	270.00	0.00
Late charges - Other		0.00	0.00
Total Late charges	0.00	270.00	0.00
Lien Fees			
Lien Fees - Northridge	0.00	1,750.00	0.00
Lien Fees - Other		0.00	0.00
Total Lien Fees	0.00	1,750.00	0.00
Fee Income - Other		150.00	0.00
Total Fee Income	54,102.00	55,466.91	55,506.00
Interest Income			
Interest - Northridge	249.00	51.59	62.50
Interest Income - Other		0.00	0.00
Total Interest Income	249.00	51.59	62.50
Total Income	54,351.00	93,518.50	55,568.50
Expense			
Administrative			
Bank Service Charges		120.45	0.00
Income Tax			
Income Tax - Northridge	49.00	0.00	0.00
Total Income Tax	49.00	0.00	0.00
Insurance			
Insurance - Northridge	1,960.00	1,982.54	2,000.00
Insurance - Other		0.00	0.00
Total Insurance	1,960.00	1,982.54	2,000.00
Legal Expenses			
Legal Expenses - Northridge	2,450.00	686.25	2,000.00
Total Legal Expenses	2,450.00	686.25	2,000.00
Lien Fee Expense			
Lien Fee Expense - Northridge	122.50	141.38	250.00
Total Lien Fee Expense	122.50	141.38	250.00
Management Fees			
Mgmt Fees - Northridge	6,000.00	6,000.00	6,000.00
Management Fees - Other		0.00	0.00
Total Management Fees	6,000.00	6,000.00	6,000.00
Miscellaneous			
Misc. - Northridge	245.00	78.34	250.00
Miscellaneous - Other		-120.00	0.00
Total Miscellaneous	245.00	-41.66	250.00
Newsletter			500.00
Website			300.00
Printing, Postage and Supplies			
PP&S - Northridge	980.00	510.90	980.00
Printing, Postage and Supplies - Other		0.00	0.00
Total Printing, Postage and Supplies	980.00	510.90	980.00
Property Tax			
Property Tax - Northridge	0.00	0.00	0.00
Total Property Tax	0.00	0.00	0.00
Total Administrative	11,806.50	9,399.86	12,280.00
Common Grounds			
2008 AP Expenses			
Northridge	5,880.00	6,236.70	0.00
2008 AP Expenses - Other		0.00	0.00
Total 2008 AP Expenses	5,880.00	6,236.70	0.00
Chemical Applications			
Chemicals - Northridge	6,000.00	6,245.75	5,250.00
Total Chemical Applications	6,000.00	6,245.75	5,250.00

PIPER ESTATES HOMES ASSOCIATION -- NORTHRIDGE
2009 FINANCIAL INFORMATION & 2010 BUDGET

	2009 Budget	2009 Actual	2010 Budget
Lake Expenses			
Lake Expenses - Northridge	100.00	522.66	750.00
Total Lake Expenses	100.00	522.66	750.00
Landscaping			
Landscaping - Northridge	7,500.00	6,443.01	6,350.00
Total Landscaping	7,500.00	6,443.01	6,350.00
Mowing			
Mowing - Northridge	31,000.00	27,400.00	30,100.00
Total Mowing	31,000.00	27,400.00	30,100.00
Other Ground Maintenance			
Other Grounds Maint - Northridge	1,000.00	0.00	1,500.00
Total Other Ground Maintenance	1,000.00	0.00	1,500.00
Sprinkler and Fountain Maint.			
Irrigation - Northridge	800.00	1,770.75	800.00
Total Sprinkler and Fountain Maint.	800.00	1,770.75	800.00
Total Common Grounds	52,280.00	48,618.87	44,750.00
Pool			
Northridge Pool			
Pool Chemicals - Northridge	3,000.00	503.01	1,000.00
Pool Equip & Repair Northridge	5,000.00	3,015.01	2,500.00
Pool Maint. - Northridge	6,400.00	9,066.38	11,000.00
Pool Permits - Northridge	200.00	150.00	150.00
Pool Supplies - Northridge	500.00	451.17	500.00
Pool Utilities - Northridge	20,000.00	6,195.27	7,000.00
Total Northridge Pool	35,100.00	19,380.84	22,150.00
Pool Keys		1,246.75	1,000.00
Total Pool	35,100.00	20,627.59	23,150.00
Reconciliation Discrepancies		-610.00	0.00
Utilities			
Utilities - Northridge	4,000.00	5,130.14	6,000.00
Total Utilities	4,000.00	5,130.14	6,000.00
Total Expense	103,186.50	83,166.46	86,180.00
Net Ordinary Income	-48,835.50	10,352.05	-30,611.50
Net Income	-48,835.50	10,352.05	-30,611.50
Break-Even Dues w/o Dev. Contribution			736.58
Developer Contribution per Vacant Lot			600.23