

8/31/2010

To the Members of Mountain Park Homeowners Association

RE: Renovation of the Clubhouse 2008-2010.

Mountain Park HOA was founded in 1968 on a 700 acre site in Lake Oswego. The development has 2,577 land owners and 3,716 living units. The development also has 15 miles of trails, 7 parks, 3 tennis courts and a 45,000 sq ft clubhouse. There are approximately 8,500 residents in Mountain Park, which constitutes about 24% of the population of the city of Lake Oswego.

The CC&R's of the HOA govern the upkeep of the common property. The board of directors is elected by the membership and serves 3 year terms. There are 7 members of the board.

One of the purposes for which the MPHOA Corporation was formed was to "To provide, maintain and operate parks, athletic facilities and other recreational facilities which will be of benefit to the residents of such community." One of the primary directives of the board is to "Cause the Common Properties to be maintained." Prior to the major renovation, which is the subject of this report, the past boards did not put aside sufficient reserves to fund adequate maintenance of the properties, especially the clubhouse. Other amenities of the HOA (trails, paths, tennis courts, etc.) had also fallen into disrepair. In 2005 the 50 meter pool was closed due to substantial disrepair. Past boards of directors attempted unsuccessfully (2004, 2005) to initiate a major renovation of the clubhouse. These attempts failed significantly due to lack of transparency and basic distrust of the board and staff by the members. In 2006, a new board took up the task. An ad-hoc renovation committee was formed, chaired by Director Warren and sub-chaired by Director Barton.

The committee concluded that it made no sense to renovate the clubhouse if the association was not properly funded annually, through dues, to operate and maintain the common properties (including the clubhouse), in perpetuity. The board developed a long term strategy of financial stability by putting to the membership a vote to raise the maximum annual assessment, annually, by the rate of inflation. The membership approved the proposal in March 2008. With that solid economic foundation as a backdrop for sustainable operations of a renovated clubhouse, the committee began in earnest the process of understanding the wants and needs of the membership. The committee began a process of developing, educating, and asking for approval from the membership.



A random sampling of Mountain Park residents was invited to focus groups (12 in total, with 144 total member participation) led by a Lewis & Clark professor hired to facilitate focus groups to determine the desired outcome from the members and to get a sense of how much of an increase in dues they would be willing to pay for a renovated clubhouse.

That data was then used to begin the process of defining which amenities were desired by the members. The HOA hired architects and a construction consultant to determine what could be accomplished within the budget that the committee felt would be acceptable to the members.

Transparency of the process was a strong value of the committee and a marketing plan was developed to inform the membership as the process developed. Beginning in May 2008, 6 monthly communications to members on “Where We Stand”, “What We’re Learning”, “Various Approaches”, “The Plan”, “How We’ll Afford This”, and finally “The Synopsis” were mailed to each member. The HOA web site also contained the conceptual plans, finance summaries, FAQ’s, technical reports, etc. so that at any time a member could see “what’s going on”. The committee feels this approach engendered trust and gave validity to the committee’s findings and eventual proposal to the membership.

The committee presented its recommendation to the board of directors, who in turn authorized the committee to present to the community the renovation plan. Many Mountain Park volunteers “got out the vote” by going door to door, while the committee invited every member, by mail, to a “street meet” where the renovation plan and its economics were presented. Questions were solicited and answered. Over 30 meetings were held in the month of September 2008. On October 16, 2008 an historic vote took place; over 80% of voting members approved the renovation plan providing for a monthly increase of the maximum annual assessment of \$13.25 per month (single family dwelling).

This increase in the maximum annual assessment will provide the association with sufficient cash flow to amortize a loan over a 20 year period. The committee negotiated a \$5,250,000 loan with Ironstone Bank with the following significant terms: 20 year fully amortizing loan, 24 month construction draw period, initial interest rate 6.3% (for first 60 months), interest rate adjustment every 36 months thereafter at 250 basis points (2.5%) added to the then current 3 year CMT, with a floor of 5.8% and a ceiling of 8.8%.



A construction committee was formed in late 2008 and was composed of Waterleaf Architects, Interface Engineering, TS Construction Management, Councilman & Hunsaker Pool Design and Bremik Construction. Three board members (Tim Warren, Rob Barton, and Russ O'Connor) and two Mt. Park staff (Elsa Lemoine, Mike Vandehey) completed the committee. The clubhouse renovation included removal of an olympic size pool and incorporation of 3 new pools, a basketball/volleyball court, and cardio/weight Room. In addition the locker rooms, saunas, steam rooms and family changing areas were completely redone or created. Yoga, aerobic, and game rooms along with restrooms were renewed and updated. Behind the scenes, extensive mechanical, HVAC and electrical systems which provide energy efficiency, function and reliability were added or upgraded. The clubhouse renovation construction began May 5, 2009 and was completed March 18, 2010. The construction committee ended on 7/7/10 after completion of punch lists and final details.

The cost of the renovation was significant and several challenges needed to be overcome in order to successfully complete it. The first major challenge was that the initial bid from the contractor was \$1,000,000 higher than the estimate produced by the construction consultant. This financial setback needed to be dealt with immediately. The committee scaled back the project, prioritized the wish list, and broke the project into 3 phases, hoping that because of tough economic conditions, the "hard" construction bids would be less than the initial estimates. Constantly looking for better or less expensive ways to accomplish the goals of the renovation, the committee made countless decisions to reconcile what was desired with what was affordable. The bidding process in fact did result in lower costs than originally thought and in the end; most of what was envisioned in the original plan was completed. The original estimated "all in" bid presented to the membership was \$4,901,014. As is the case in most renovation projects, there were hidden, unknown conditions that came up during construction which increased the overall scope. Items such as 40 year old pipes, natatorium window dry rot and replacement with aluminum storefront, exterior sub grade wall leakage and repair to name a few. The sum total of the project turned out to be \$5,123,071. The following is a summary of the significant cost items:



Pre-vote design/marketing	\$ 155,781
Primary Construction + pre renovation const.	\$ 4,349,384
Architectural	\$ 376,295
Computers/Software	\$ 81,406
Pool Design	\$ 80,681
Bank loan fees/inspections	\$ 59,050
Construction Management	\$ 68,061
Fitness Equipment	\$ 30,427
Aquatics Equipment	\$ 14,678
Youth Equipment	\$ 3,208
Misc.	\$ 15,644
<b>Sub Total</b>	<b>\$ 5,234,615</b>
Energy Trust Credit	(\$ 76,622)
BETC Energy Credit	(\$ 34,922)
<b>Grand Total</b>	<b>\$5,123,071</b>

There are a few items that the committee wanted to do but decided to defer until sufficient operating history has been established to determine whether the HOA has sufficient operating revenues to warrant additional reserve expenditures. The items left to be done are:

- Repair of the low water flow to the men and women’s showers due to old galvanized piping. This work is scheduled to be done in September 2010. The cost is estimated to be approximately \$16,600.
- Hook up of the final HVAC cooling unit to serve the playschool and banquet area. This should be completed in September 2010. This was delayed until the HOA could prove to the City of Lake Oswego that the overall electrical usage of the building would fall within code parameters at the peak of the cooling season.
- Repair of east and south balconies off the banquet hall. Design and estimates are in the works. The committee would like to finish this work in 2010.
- Upgrade of lobby light diffusers. We would like to finish this work in 2010.
- “Point and tuck” of the brick on outer clubhouse walls. This is the repair of mortar that is deteriorating between the brick on the exterior walls of the clubhouse. This is potentially a large expenditure. The extent of the problem is unknown, although it is not creating any water leakage at this time. This should be addressed within the next few years.



The board has a strong value to pay off the note as soon as is practical while maintaining an excellent facility. The note with Ironstone Bank was negotiated so that if desired, the HOA can pay, without penalty, additional principal on the note once per year and the bank will re-amortize the remaining balance. This is quite unusual for a commercial bank loan. The board plans to make a motion to create a restricted reserve account of approximately \$251,443. This account will be used to cover the difference in payments if there is an increase in mortgage payments at the time of the first rate adjustment at the end of 2013. If there are surplus funds left in the restricted reserve account, the board is committed to a principal reduction at that time with the remaining balance and the reserve account will be retired.

In summary, the project met the goals set by the Board and has been very well received by the members as indicated by a significant increase in usage of the facility and members' "Smiles per Hour". Most importantly, there should be sufficient funds in perpetuity to maintain this significant asset of the Mountain Park Homeowners Association.

Tim Warren, President  
Board of Directors  
Mountain Park Home Owners Association



**MOUNTAINPARK**  
*Nature's Neighborhood*

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## Mt. Park HOA Capital Expenditures 2008 - Pre vote planning and marketing

Actuals	3	Project Description	Vendor	date
\$ 9,490.59		Architect	Waterleaf	7/17/08
\$ 19,839.94		Architect	Waterleaf	8/19/08
\$ 29,440.91		Architect	Waterleaf	9/23/08
\$ 3,105.52		Architect	Waterleaf	10/15/08
\$ 5,557.41		Architect	Waterleaf	11/17/08
\$ 5,906.00		Environmental Study	Creekside Environmental	9/15/08
\$ 1,525.00		Legal Fees	Jordan Schrader	9/5/08
\$ 2,555.00		Legal Fees	Jordan Schrader	10/1/08
\$ 245.35		Mail Service	Eagle Mailing Service	6/12/08
\$ 271.97		Mail Service	Eagle Mailing Service	7/17/08
\$ 245.35		Mail Service	Eagle Mailing Service	7/21/08
\$ 538.38		Mail Service	Eagle Mailing Service	9/23/08
\$ 1,000.00		Marketing consultant	Timothy Leigh Company	5/4/08
\$ 1,000.00		Marketing consultant	Timothy Leigh Company	6/4/08
\$ 1,000.00		Marketing consultant	Timothy Leigh Company	6/6/08
\$ 3,770.40		Marketing consultant	BLW & Associates	6/11/08
\$ 1,000.00		Marketing consultant	Timothy Leigh Company	7/8/08
\$ 1,116.50		Marketing consultant	BLW & Associates	7/17/08
\$ 500.00		Marketing consultant	Jud Guitteau	7/21/08
\$ 1,000.00		Marketing consultant	Timothy Leigh Company	8/4/08
\$ 1,116.50		Marketing consultant	BLW & Associates	8/4/08
\$ 1,194.50		Marketing consultant	BLW & Associates	9/16/08
\$ 250.00		Marketing consultant	Jud Guitteau	9/23/08
\$ 1,000.00		Marketing consultant	Timothy Leigh Company	10/9/08
\$ 2,828.03		Owners rep	TS construction Management	6/6/08
\$ 10,150.09		Owners rep	TS construction Management	7/2/08
\$ 6,011.20		Owners rep	TS construction Management	7/17/08
\$ 1,531.64		Owners rep	TS construction Management	9/16/08
\$ 605.51		Pool Designer	Councilman & Hunsaker	6/4/08
\$ 5,600.00		Pool Designer	Councilman & Hunsaker	6/25/08
\$ 2,100.00		Pool Designer	Councilman & Hunsaker	7/31/08
\$ 5,600.00		Pool Designer	Councilman & Hunsaker	9/5/08
\$ 700.00		Pool Designer	Councilman & Hunsaker	10/21/08
\$ 2,868.00		Printing	Lazerquick	8/31/08
\$ 96.40		Printing	Canvass reminder cards	7/31/08
\$ 80.98		Printing	Lazerquick	9/30/08
\$ 196.80		Printing	Lazerquick	9/30/08
\$ 2,359.20		Printing	Eagle Web Press	6/12/08
\$ 2,359.20		Printing	Eagle Web Press	6/20/08
\$ 1,923.00		Printing	Eagle Web Press	7/31/08
\$ 540.65		Printing	Kelley Cheney	8/4/08
\$ 958.85		Printing	Kelley Cheney	9/4/08
\$ 8,024.20		Printing	Eagle Web Press	9/5/08
\$ 790.00		Project Software	At Task	5/16/08
\$ 1,125.71		Special Meeting	food & beverages	10/31/08
\$ 237.65		Special Meeting	HSBC Business Solutions	9/23/08
\$ 9.60		Special Meeting	Labels to councilman	5/2/08
\$ 482.88		Special Meeting	Postage	5/21/08
\$ 1,500.00		Special Meeting	Postage	7/29/08
\$ 135.00		Special Meeting	Custom Graphic Services	6/12/08
\$ 122.00		Special Meeting	McKenzie Athletics	8/28/08
\$ 800.00		Special Meeting	Swift Ink Promotions	9/5/08
\$ 67.20		Special Meeting	Paper Plus	9/23/08
\$ 3,020.00		Special Meeting	Pitney Bowes postage	10/7/08
\$ 11.90		Special Meeting	Paper Plus	10/13/08
\$ 276.00		Special Meeting	Barbur Blvd Rentals	10/31/08
\$ 155,781.01				

## Mt. Park HOA Renovation Expenditures - Primary Construction

### Including pre-renovation improvements

	Actuals	4	Project Description	Vendor	date
\$	4.99		Special Meeting	Michaels	7/31/08
\$	2,650.00		cabling for network	TeleDigit	7/2/08
\$	262.50		service to transfer data	Hi Tech Micro Systems	7/21/08
\$	1,518.94		electrical outlet for server	Stoner Electric	8/4/08
\$	6,892.44		mirrors in fitness studio	Speedy Glass	4/30/08
\$	1,695.00		fitness equipment	Fitness Shop	4/8/08
\$	8,972.00		fitness equipment	Exercise Equipment North West	7/8/08
\$	3,240.00		fitness equipment	Exercise Equipment North West	8/4/08
\$	5,000.00		fitness equipment	Exercise Equipment North West	7/8/08
\$	22,547.50		new entrance doors ADA	River City Glass	3/25/08
\$	36.00		flooring	Linoleum City	4/11/08
\$	2,157.00		new furniture	Rose's Equipment	4/17/08
\$	543.78		new light fixtures	Globe Lighting	5/14/08
\$	798.00		new furniture	Key Home Furnishing	6/3/08
\$	91.61		supplies	Home Depot	5/22/08
\$	289.69		supplies	Home Depot	3/24/08
\$	2,070.00		front desk furniture	Desks Inc.	5/15/08
\$	2,065.00		front desk furniture	Desks Inc.	7/8/08
\$	1,215.97		electrical wiring	Stoner Electric	7/21/08
\$	152.50		front desk furniture	Portland Office Furniture	9/4/08
\$	40.21		paint	Rodda Paint	9/4/08
\$	1,000.00		new carpet	Oregon Contract Flooring	9/16/08
\$	822.00		electrical wiring	Stoner Electric	9/16/08
\$	1,322.00		electrical wiring	Stoner Electric	10/7/08
\$	787.50		new carpet	Oregon Contract Flooring	11/17/08
\$	654.00		front desk furniture	Portland Office Furniture	1/4/08
\$	396.18		electrical wiring	Stoner Electric	4/8/08
\$	106.03		paint	Rodda Paint	4/24/08
\$	17.50		front desk furniture	Portland Office Furniture	5/12/08
\$	132.63		supplies	Home Depot	5/15/08
\$	737.00		paint	Miller Paint	6/4/08
\$	116,033.85		construction company	BNK	1/21/09
\$	8,824.60		construction company	BNK	3/12/09
\$	182.25		paint supplies	Miller Paint	2/19/09
\$	58.00		paint supplies	Miller Paint	2/19/09
\$	24.10		paint supplies	Miller Paint	2/19/09
\$	26.25		paint supplies	Miller Paint	3/17/09
\$	336.30		supplies	Home Depot	3/13/09
\$	1,931.00		HVAC equipment	Tri County Compressor	4/29/09
\$	5,933.00		builders risk insurance	Assurety NorthWest	5/5/09
\$	9,995.00		Asbestos abatement	Creekside Environmental	3/4/09
\$	600.00		Asbestos abatement	Creekside Environmental	5/18/09
\$	858.00		Asbestos abatement	Creekside Environmental	7/6/09
\$	700.00		Asbestos abatement	Creekside Environmental	11/9/09
\$	150.00		Asbestos abatement	Creekside Environmental	7/28/09
\$	2,582.95		Soils testing	GeoDesign	3/12/09
\$	2,249.83		Soils testing	GeoDesign	4/15/09
\$	872.50		Soils testing	GeoDesign	5/18/09
\$	2,184.85		Soils testing	GeoDesign	6/8/09
\$	589.50		Soils testing	GeoDesign	9/28/09
\$	396.10		Soils testing	GeoDesign	11/23/09
\$	758.75		Soils testing	GeoDesign	7/14/09
\$	854.30		Soils testing	GeoDesign	10/12/09
\$	1,756.75		Soils testing	GeoDesign	8/21/09
\$	20,000.00		Brick cleaning, sealing	Klinger Masonry	4/15/09
\$	11,250.00		Brick cleaning, sealing	Klinger Masonry	5/18/09
\$	1,580.51		General Contractor	Bremik	3/4/09

\$	171,701.00	General Contractor	Bremik	6/17/09
\$	182,131.89	General Contractor	Bremik	7/13/09
\$	173,502.93	General Contractor	Bremik	8/7/09
\$	577,788.91	General Contractor	Bremik	12/10/09
\$	641,013.48	General Contractor	Bremik	10/7/09
\$	16,086.35	General Contractor	Bremik	9/14/09
\$	769,507.14	General Contractor	Bremik	11/9/09
\$	479,484.74	General Contractor	Bremik	9/9/09
\$	2,662.00	Structural Engineering Testing	Carlson	10/26/09
\$	2,201.00	Structural Engineering Testing	Carlson	11/9/09
\$	2,062.00	Structural Engineering Testing	Carlson	12/31/09
\$	679.00	Structural Engineering Testing	Carlson	12/4/09
\$	609.00	Structural Engineering Testing	Carlson	10/26/09
\$	195.00	Security System	Stanley Security	5/26/09
\$	115.00	Security System	Stanley Security	6/22/09
\$	950.00	Security System	Stanley Security	10/26/09
\$	665.00	Security System	Stanley Security	6/8/09
\$	240.00	Security System	Protection One	7/7/09
\$	20.58	GC - absorbed by MPHOA	Horizon	5/26/09
\$	119.23	GC - absorbed by MPHOA	Qwest	6/22/09
\$	226.59	GC - absorbed by MPHOA	Crystal Sierra Spring	7/14/09
\$	75.70	GC - absorbed by MPHOA	Crystal Sierra Spring	6/22/09
\$	22.90	GC - absorbed by MPHOA	Crystal Sierra Spring	12/4/09
\$	22.92	GC - absorbed by MPHOA	Crystal Sierra Spring	12/28/09
\$	8.00	GC - absorbed by MPHOA	Crystal Sierra Spring	10/12/09
\$	393.40	GC - absorbed by MPHOA	Crystal Sierra Spring	8/24/09
\$	453.38	GC - absorbed by MPHOA	Crystal Sierra Spring	7/28/09
\$	747.00	Energy Credit expenses	Oregon Dept of energy	6/16/09
\$	125.00	Permit expenses	Applied Horticultural Con	6/22/09
\$	1,062.00	Permit expenses	Clackamas Co Comm Health	6/22/09
\$	14,220.32	Permit expenses	City of LO	7/16/09
\$	600.00	Permit expenses	DHS	8/3/09
\$	1,200.00	Landscape expenses	Tree Care Landscapes	6/22/09
\$	10,000.00	Sound system	Technocom	12/14/09
\$	2,588.55	Misc. expenses	Stoner Electric Group	6/8/09
\$	23.59	Misc. expenses	Stoner Electric Group	7/16/09
\$	243.88	Misc. expenses	Precision Images	7/31/09
\$	977.40	Misc. expenses	Willard Power Vac	9/14/09
\$	203.81	Misc. expenses	Precision Images	9/30/09
\$	278.27	Misc. expenses	Nortwest Comtech	9/2/09
\$	402.99	Misc. expenses	Nortwest Comtech	9/2/09
\$	120.00	Misc. expenses	Nortwest Comtech	11/9/09
\$	146.25	Misc. expenses	Nortwest Comtech	12/28/09
\$	198.75	Misc. expenses	Nortwest Comtech	11/23/09
\$	120.00	Misc. expenses	Nortwest Comtech	10/12/09
\$	303.75	Misc. expenses	Nortwest Comtech	10/12/09
\$	93.85	Misc. expenses	Miller Paint	12/14/09
\$	123.90	Misc. expenses	Miller Paint	8/10/09
\$	1,285.00	Fire Safety System	Simplex Grinell	7/25/09
\$	400.00	Fire Safety System	Simplex Grinell	10/26/09
\$	1,006.50	Fire Safety System	Simplex Grinell	4/22/09
\$	1,134.50	Fire Safety System	Simplex Grinell	9/14/09
\$	305.00	Fire Safety System	Simplex Grinell	5/27/09
\$	1,229.50	PS front entrance code lock	Precision Locksmith	7/19/10
\$	17,039.00	Trail improvement- clubhouse	S-2 contractors	5/6/10
\$	9,311.17	Cleaning equipment machine	Coastwide Laboratories	6/2/10
\$	491.45	Soils testing	GeoDesign	1/25/10
\$	390.23	Soils testing	GeoDesign	2/24/10
\$	(17,520.00)	energy trust incentive	ETO	3/31/10
\$	(59,102.00)	energy trust incentive	ETO	5/31/10
\$	328,490.01	General Contractor	Bremik	2/10/10
\$	324,675.27	General Contractor	Bremik	3/10/10

\$	10,595.00	General Contractor	Bremik	3/10/10
\$	132,102.41	General Contractor	Bremik	4/14/10
\$	828.94	General Contractor	Bremik	5/6/10
\$	234,782.60	General Contractor	Bremik	7/2/10
\$	846.65	General Contractor	Bremik	7/14/10
\$	8,273.87	Saunas	Bremik	7/19/10
\$	1,853.28	insulation boiler room	Bremik	7/19/10
\$	375.33	steam room repairs	Bremik	7/19/10
\$	522.35	ceiling patch boiler room	Bremik	7/19/10
\$	811.92	sauna wire repair	Bremik	7/19/10
\$	974.53	steam room repairs	Bremik	8/9/10
\$	920.00	louver installation	Benson	8/12/10
\$	3,775.00	renovation dirt removal	flying construction	9/30/10
\$	1,369.00	Structural Engineering Testing	Carlson	1/25/10
\$	185.70	Light fixtures	Lamps Plus (RO)	1/25/10
\$	266.91	Light fixtures	Lamps Plus (RO)	2/24/10
\$	1,208.81	lighting rework restroom	Capitol Electric	4/7/10
\$	4,438.00	Outdoor lights clubhouse	Capitol Electric	6/30/10
\$	391.00	Permit expenses	City of LO	1/31/10
\$	150.00	Permit expenses	DHS	3/18/10
\$	236.00	Permit expenses	Clackamas Health	3/18/10
\$	236.00	Permit expenses	Clackamas Health	3/18/10
\$	354.00	Permit expenses	Clackamas Health	3/18/10
\$	924.00	Signage	Meyer Sign Company	2/17/10
\$	924.00	Signage	Meyer Sign Company	3/11/10
\$	1,396.50	Signage	Elite Signs	7/13/10
\$	4,408.88	Sound System BL	Technocom	3/11/10
\$	3,812.99	Sound System BL	Technocom	5/6/10
\$	2,967.00	Security system upgrade	Stanley Security	7/27/10
\$	2,005.00	dirt removal - staging area	flying construction	4/7/10
\$	1,550.00	berm ee entrance	flying construction	6/29/10
\$	550.00	flooring	contract flooring & inter.	3/12/10
\$	550.00	flooring	contract flooring & inter.	4/23/10
\$	<b>4,349,384.11</b>			
\$	<b>4,349,384.11</b>			

### Mt. Park HOA Renovation Expenditures - Architectural

	Actuals	4	Project Description	Vendor	date
\$	16,334.52		architectural services	Waterleaf	1/21/09
\$	42,867.57		architectural services	Waterleaf	1/21/09
\$	54,375.17		architectural services	Waterleaf	3/12/09
\$	18,701.11		architectural services	Waterleaf	3/12/09
\$	8,429.59		architectural services	Waterleaf	4/29/09
\$	33,441.32		architectural services	Waterleaf	5/18/09
\$	8,700.30		architectural services	Waterleaf	6/8/09
\$	13,251.04		architectural services	Waterleaf	10/26/09
\$	41,290.97		architectural services	Waterleaf	6/22/09
\$	23,753.97		architectural services	Waterleaf	11/23/09
\$	5,500.97		architectural services	Waterleaf	12/14/09
\$	5,494.55		architectural services	Waterleaf	12/31/09
\$	18,766.84		architectural services	Waterleaf	10/12/09
\$	48,861.01		architectural services	Waterleaf	7/21/09
\$	12,104.61		architectural services	Waterleaf	8/21/09
\$	7,726.75		architectural services	Waterleaf	2/24/10
\$	8,410.74		architectural services	Waterleaf	3/23/10
\$	1,352.50		architectural services	Waterleaf	4/7/10
\$	4,141.40		architectural services	Waterleaf	4/21/10
\$	1,020.00		architectural services	Waterleaf	5/25/10
\$	964.87		architectural services	Waterleaf	5/25/10
\$	805.00		architectural services	Waterleaf	7/19/10
\$	<b>376,294.80</b>				

## Mt. Park HOA Renovation Expenditures - Computers & Software

	Actuals	4	Project Description	Vendor	date
\$	495.00		software	212 software - TOPS	8/31/08
\$	364.04		printer	Barcodes	10/31/08
\$	3,551.37		printer	Barcodes	10/31/08
\$	500.00		software	212 software - TOPS	7/29/08
\$	125.00		service to transfer data	Voyager conversion	6/24/08
\$	4,305.00		software	212 software - TOPS	6/17/08
\$	9,748.44		computer equipment	Covenant Technology Solutions	6/26/08
\$	3,500.00		computer equipment	Covenant Technology Solutions	7/2/08
\$	2,749.56		computer equipment	Covenant Technology Solutions	7/2/08
\$	2,925.00		implementation TOPS	Olivian Management	7/2/08
\$	3,445.00		implementation TOPS	Olivian Management	7/31/08
\$	3,542.50		implementation TOPS	Olivian Management	8/19/08
\$	1,040.00		implementation TOPS	Olivian Management	10/21/08
\$	4,550.00		implementation TOPS	Olivian Management	10/24/08
\$	199.99		computer soft and hardware	Covenant Technology	3/9/09
\$	400.00		Programming club card	Chris Slaughter	3/9/09
\$	960.00		Programming club card	Chris Slaughter	4/15/09
\$	600.00		Programming club card	Chris Slaughter	5/18/09
\$	160.00		Programming club card	Chris Slaughter	9/14/09
\$	900.00		Programming club card	Chris Slaughter	7/6/09
\$	800.00		Programming club card	Chris Slaughter	8/10/09
\$	720.00		TOPS licenses	212 Software	3/31/09
\$	760.00		TOPS licenses	212 Software	8/31/09
\$	(160.00)		TOPS licenses	212 Software	11/9/09
\$	(0.30)		Software & Hardware	barcode	tdb
\$	566.50		Software & Hardware	Covenant Technology	4/15/09
\$	500.00		Software & Hardware	Covenant Technology	11/23/09
\$	988.95		Software & Hardware	Covenant Technology	12/31/09
\$	1,060.00		Software & Hardware	Covenant Technology	4/15/09
\$	6,146.69		Software & Hardware	Covenant Technology	5/27/09
\$	1,500.00		Control Access	Abacus	10/31/09
\$	420.00		Control Access	Abacus	11/16/09
\$	10,440.00		Control Access	Abacus	10/31/09
\$	49.99		Software & Hardware	Covenant Technology	6/8/09
\$	869.00		firewall server	Covenant Technology	1/25/10
\$	1,040.00		computer for fitness desk	Covenant Technology	4/7/10
\$	858.00		server - board replacement	Covenant Technology	7/13/10
\$	5,100.00		Control Access	Abacus	2/25/10
\$	4,000.00		Control Access	Abacus	3/23/10
\$	146.12		Control Access	Abacus	3/23/10
\$	1,155.00		Control Access	Abacus	3/25/10
\$	385.00		Control Access	Abacus	5/12/10
\$	<b>81,405.85</b>				

### Mt. Park HOA Renovation Expenditures - Pool Design

	Actuals	4	Project Description	Vendor	date
\$	4,950.00		Pool design company	Counselman	1/21/09
\$	15,293.98		Pool design company	Counselman	3/12/09
\$	18,150.00		Pool design company	Counselman	3/12/09
\$	11,728.77		Pool design company	Counselman	4/15/09
\$	5,445.00		Pool design company	Counselman	4/29/09
\$	2,238.00		Pool design company	Counselman	10/26/09
\$	9,315.00		Pool design company	Counselman	6/22/09
\$	1,810.03		Pool design company	Counselman	11/23/09
\$	1,119.00		Pool design company	Counselman	9/25/09
\$	2,240.00		Pool design company	Counselman	7/25/09
\$	1,119.00		Pool design company	Counselman	8/21/09
\$	1,119.00		Pool design company	Counselman	1/25/10
\$	1,678.50		Pool design company	Counselman	2/24/10
\$	3,305.34		Pool design company	Counselman	3/23/10
\$	559.50		Pool design company	Counselman	4/21/10
\$	609.52		Pool design company	Counselman	6/22/10
<b>\$</b>	<b>80,680.64</b>				

### Mt. Park HOA Renovation Expenditures - Bank loan & Fees

	Actuals	4	Project Description	Vendor	date
\$	10,000.00		Loan Fee renovation ISB	Ironstone Bank	11/25/08
\$	1,250.00		Loan Fee renovation ISB	Ironstone Bank	11/25/09
\$	40,000.00		Loan Fee renovation ISB	Ironstone Bank	12/11/08
\$	1,450.00		Bank Inspection Costs	ISB	6/17/09
\$	350.00		Bank Inspection Costs	ISB	7/13/09
\$	350.00		Bank Inspection Costs	ISB	8/7/09
\$	450.00		Bank Inspection Costs	ISB	10/8/09
\$	225.00		Bank Inspection Costs	ISB	11/23/09
\$	1,600.00		Bank Inspection Costs	ISB	11/24/09
\$	225.00		Bank Inspection Costs	ISB	11/27/09
\$	350.00		Bank Inspection Costs	ISB	10/7/09
\$	350.00		Bank Inspection Costs	ISB	11/9/09
\$	350.00		Bank Inspection Costs	ISB	12/10/09
\$	350.00		Bank Inspection Costs	ISB	9/9/09
\$	350.00		Bank Inspection Costs	ISB	1/8/10
\$	350.00		Bank Inspection Costs	ISB	2/10/10
\$	350.00		Bank Inspection Costs	ISB	3/10/10
\$	350.00		Bank Inspection Costs	ISB	4/14/10
\$	350.00		Bank Inspection Costs	ISB	6/4/10
\$	<b>59,050.00</b>				

### Mt. Park HOA Renovation Expenditures - Construction Management

	Actuals	4	Project Description	Vendor	date
\$	4,040.50		Owners Representative	TS Construction Mgt.	1/21/09
\$	5,825.98		Owners Representative	TS Construction Mgt.	1/21/09
\$	5,489.41		Owners Representative	TS Construction Mgt.	3/12/09
\$	5,616.25		Owners Representative	TS Construction Mgt.	3/12/09
\$	113.42		Owners Representative	TS Construction Mgt.	4/7/09
\$	6,512.93		Owners Representative	TS Construction Mgt.	4/15/09
\$	5,012.69		Owners Representative	TS Construction Mgt.	5/18/09
\$	5,985.25		Owners Representative	TS Construction Mgt.	6/8/09
\$	5,284.41		Owners Representative	TS Construction Mgt.	9/14/09
\$	6,182.20		Owners Representative	TS Construction Mgt.	10/12/09
\$	3,567.46		Owners Representative	TS Construction Mgt.	12/31/09
\$	5,688.80		Owners Representative	TS Construction Mgt.	7/7/09
\$	8,741.30		Owners Representative	TS Construction Mgt.	8/11/09
<b>\$</b>	<b>68,060.60</b>				

**FITNESS EQUIPMENT**

<b>EQUIPMENT</b>	<b>EXPENSE TYPE</b>	<b>COST</b>
Body Solid Smith Rack	ARFVH1600	\$ 800.00
Hoist functional trainer	ARFVH1436	\$ 2,400.00
weight benches		\$ -
dumbell rack		\$ -
Body Solid Leg press/hack	ARF JE29	\$ 800.00
Dumbells 10 pair 5-50 lbs w/ rack	ARFJE29	\$ 500.00
sportsart treadmills	ARFVH1436	\$ 4,598.00
sportsart elliptical	ARFVH1436	\$ 4,794.00
Jacob's Ladder	ARFVH1663	\$ 3,920.00
TRX trainers	ST-UP JE10	\$ 613.72
barbell with weights and rack 20-110lbs	ST-UPVH1664 &JE62	\$ 1,210.00
Recumbent 520-R bike	ARFVH1436	\$ 2,930.00
Upright 520-Ubike	ARFVH1436	\$ 1,104.00
Arc trainer		\$ -
Ab Coaster		\$ -
Kettlebells 10	ST-UP JE67	\$ 354.00
Body Solid plate rack Model WT46	ST-UP	\$ 99.00
extra fitness class equipment	ST-UP JE29	\$ 490.55
Refurbish weight benches		\$ -
Physio ball rack	ST-UP JE29	\$ 209.93
Physio ball rack	ST-UP JE43	\$ 279.00
Sportsart &Hoist freight& install	ARF1436	\$ 1,350.00
Physio Balls	ST-UP JE24	\$ 433.00
Group ex mats	ST-UP JE24	\$ 542.45
Leg press & 2 weight racks	ARF	\$ 3,000.00

<b>SUB TOTAL</b>		<b>\$ 30,427.65</b>
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## AQUATICS EQUIPMENT

<b>EQUIPMENT</b>	<b>EXPENSE TYPE</b>	<b>COST</b>
portable lifeguard chair	ARFVH1482	\$ 845.00
Pool lift portable - ADA	ARFVH1506	\$ 6,592.57
Basket ball Hoop	ST-UP VH1590	\$ 1,097.75
Volley Ball	ST-UP VH1590	\$ 266.75
Floatation devices	ARF	\$ -
Floating Lane Lines	ARFVH1482	\$ 656.30
Life Line	ST-UP	\$ -
Pace Clocks	ST-UP VH2173	\$ 298.50
Aquajoggers	ST-UP	\$ -
dumbbells	ST-UP JE12	\$ 118.75
flippers	ST-UP	\$ 18.75
nylon safety vest	ST-UP JE12	\$ 105.00
lifejackets	ST-UP JE12	\$ 105.00
decksid microphone	ST-UP JE12	\$ 151.10
kickboards	ST-UP JE12	\$ 236.40
floating noodles etc.	ST-UP JE12	\$ 33.00
Wall brush	ST-UP JE12	\$ 22.85
Skimmer net	ST-UP JE12	\$ 27.30
telescope poles	ST-UP JE12	\$ 83.70
Freight for JE12	ST-UP JE12	\$ 304.22
test kits - Palintest Pool test Photom	ST-UP	\$ -
test kits - Taylor K-2005	ST-UP	\$ 89.50
vacuum cleaner& hoses	ARFVH1506	\$ 2,181.35
ProVac		\$ 89.80
Ring Bouy	ST-UP JE12	\$ 47.15
Life hook & pole	ST-UP JE12	\$ 58.20
spineboards	ST-UP JE12	\$ 447.79
rescue tube	ST-UP JE12	\$ 319.50
eye wash station		\$ -
safety glasses	ST-UP JE12	\$ 9.25
portable thermometers	ST-UP	\$ -
Life Guard first aid kit fanny pack	ST-UP	\$ -
Stanzoil gloves	ST-UP JE12	\$ 11.75
Chem apron	ST-UP JE12	\$ 17.75
Floating thermometer	ST-UP JE12	\$ 17.10
First reponder kit	ST-UP JE12	\$ 143.10
Lifeguard uniforms	ST-UP JE12	\$ 283.35
<b>SUB TOTAL</b>		<b>\$ 14,678.53</b>

## GAMEROOM & YOUTH EQUIPMENT

EQUIPMENT	EXPENSE TYPE	COST
Ping Pong Table	ARF777DC	\$ 599.00
Foosball table	ARF777DC	\$ 604.99
Wii system & TV	ARF777DC	\$ 1,500.76
Floor scooter	ST-UP COSTSJE67	\$ 444.21
Birthday room tables	ST-UP COSTSVH1577	\$ 59.98

Sub Total		<u>\$ 3,208.94</u>
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## MISC. EQUIPMENT

EQUIPMENT	EXPENSE TYPE	COST
stools		0
misc. office equipment		0
hair/hand dryers		\$ -
Outdoor Trash Receptacles	ARFVH1529	\$ 790.00
Picnic Tables	ARFVH1529	\$ 2,780.00
Lounge Chairs	ST-UPJE44	\$ 1,180.98
Freight Patio furniture	ARFVH1529	\$ 668.48
Digital Clocks	ST-UP COSTS	
Helium tank	ST-UP COSTS	
Physio ball wire storage	ST-UP COSTS	
Benches locker rooms	ST-UP COSTSJE24	\$ 663.21
Whirlpool Washer/Dryer	ARFJE30	\$1,687.02
Indoor recycle bin	ST-UP COSTSVH1697&JE66	\$ 2,648.86
Gridwall fitness floor	ST-UP COSTSJE44	\$ 254.52
Suitemate suit spinner	ARF777VH2110	\$ 2,711.95
Bike Rack	ARFJE62	\$ 1,079.00
Alarm Kit Emergency Doors	ARFJE62	\$ 1,180.00
<b>Sub Total</b>		<b>\$ 15,644.02</b>