

HIGHLINE MEADOWS
2010 APPROVED BUDGET

	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual Jan-Oct 2009	Budget 2009	Budget 2010	2007 Difference	
INCOME									
Assessment Income									
4020 Condo Assessment	276,368.60	276,537.60	298,450.00	342,547.20	305,428.68	368,237.16	383,973.00	\$79,027.47	
4025 Condo Maint/Util/HVAC	145,670.40	145,670.40	150,787.20	161,020.80	143,573.52	173,093.04	172,620.00		
4030 Townhome Assessments	180,744.00	180,744.00	193,428.00	218,796.00	189,011.20	227,081.40	236,784.00		
4050 Late Fee/ Fine Income	4,450.00	7,055.00	9,415.73	14,040.51	13,115.41	7,000.00	7,000.00		
4055 Transfer Fee Income	1,175.00	900.00	550.00	1,091.00	50.00	0.00	0.00		
4065 Vending Income	222.83	154.84	226.57	0.00	0.00	0.00	0.00		
4080 Clubhouse/Cabana Rent/Fees	150.00	250.00	400.00	250.00	200.00	300.00	300.00		
4110 Interest Income Operating	382.16	412.54	157.17	124.88	77.78	0.00	0.00		
4116 Legal Fee Income	4,992.30	18,251.62	28,401.17	45,434.02	21,148.34	10,000.00	30,000.00		
4118 Miscellaneous Income	0.00	0.00	1,535.00	1,568.00	0.00	0.00	0.00		
4120 Rental Unit Income	8,913.80	12,100.00	13,887.10	12,076.00	7,842.74	13,650.00	13,650.00		
4122 Garage Rental Income	7,125.00	7,200.00	6,900.00	6,615.00	6,550.00	10,200.00	7,500.00		
4124 Laundry Income	14,550.40	16,148.65	15,989.00	15,870.91	13,004.15	16,000.00	15,000.00		
Insurance Claim Income	0.00	0.00	0.00	0.00	2,168.93	0.00	0.00		
4126 BR Lift Station Income	1,634.07	3,549.77	4,834.96	2,283.78	2,575.12	4,000.00	4,000.00		
TOTAL Assessment Income	646,378.56	668,944.42	724,961.94	821,718.10	704,508.87	829,561.60	870,827.00		
Special Assessment									
4500 Special Assessment	0.00	0.00	250,085.00	250,085.00		0.00	0.00		
TOTAL Special Assessment	0.00	0.00	250,085.00	250,085.00		0.00	0.00		
TOTAL INCOME	646,378.56	668,944.42	975,046.94	1,071,803.10	702,106.37	829,561.60	870,827.00		
EXPENSES									
Administrative									
5000 Management Fee	43,369.00	53,755.00	55,076.25	61,060.00	47,874.99	55,965.00	55,965.00	2007 Difference \$162,893.12	
5001 Administrative	258.76	2,420.46	10.00	1,315.00	359.19	500.00	500.00		
5003 Copies, Printing	2,001.07	2,440.14	4,055.50	5,393.23	3,220.22	6,100.00	4,500.00		
5004 Postage & Delivery	1,371.60	1,264.41	3,404.81	2,398.37	1,698.40	5,650.00	2,800.00		
5006 Office Supplies	2,840.79	1,780.76	1,944.91	2,444.54	2,835.40	2,825.00	3,000.00		
5007 Bank Fees	190.00	372.75	302.59	153.00	100.00	400.00	250.00		
5008 Meeting Expenses	160.00	406.73	191.76	238.48	115.00	400.00	300.00		
5011 Legal Fees - Collections	7,745.10	24,948.88	27,997.17	46,739.06	22,888.80	10,000.00	20,000.00		
5012 Legal Fees - Governing Docs	0.00	2,720.50	1,607.00	1,150.00	0.00	7,000.00	7,000.00		
5013 Legal Fees - Ordinary	0.00	118.00	8,494.85	6,273.00	6,186.34	6,700.00	6,900.00		
5015 Audit & Tax Return Prep	400.00	350.00	375.00	2,500.00	4,200.00	1,800.00	1,800.00		
5017 Truck Loan Interest	0.00	0.00	730.74	730.69	288.11	1,000.00	100.00		
5018 ATV Loan Interest	0.00	0.00	709.72	365.61	152.36	500.00	0.00		
Community Events					0.00	0.00	750.00		
5020 Newsletter	0.00	150.00	325.00	69.23	309.98	300.00	350.00		
5021 Bad Debt	5,687.69	2,626.67	16,370.95		0.00	0.00	0.00		
5023 Reserve Transfer	5,410.00	6,496.20	0.00	23,041.70	71,598.00	40,000.00	26,634.00		
5026 Income Tax Payment	230.04	0.00	0.00	0.00	0.00	0.00	0.00		
5030 Website	0.00	0.00	0.00	0.00	0.00	900.00	900.00		
5031 Insurance	110,202.84	35,069.43	154,571.81	140,413.76	128,904.30	135,814.00	84,000.00		
TOTAL Administrative	179,866.89	134,919.93	276,168.06	277,914.72	290,731.09	275,854.00	215,749.00		
Insurance Claim									
4115 Insurance Claim Income	0.00	0.00			0.00	0.00	0.00		
5035 Insurance Claim Expense	0.00	0.00	366,186.10	119,572.73	0.00	0.00	0.00		
TOTAL Insurance Claim	0.00	0.00	12,984.40	22,758.53	0.00	0.00	0.00		
Building Maint									
6000 Building Maintenance/Exterior	0.00	0.00	328.58	374.94	0.00	0.00	0.00		
6010 Roof Maintenance	13,178.00	11,541.90	34,062.26	32,317.07	30,131.03	33,000.00	38,000.00		
6012 Rental Unit Expenses	204.61	480.10	3,837.84	641.73	0.00	1,200.00	600.00		
6028 Deck & Patio	0.00	0.00	0.00	7,815.00	442.55	7,500.00	6,000.00		
6033 Garage	1,639.10	3,195.56	1,481.39	1,407.54	11,102.63	2,500.00	3,500.00		
TOTAL Building Maint	15,021.71	15,217.56	39,710.07	42,556.28	41,678.21	44,200.00	48,100.00		

617,543 646,189 645,934

189,883 125,418 113,274

2007
Difference = \$241,920.59

Page 1-3 Difference IS

\$338,264.31

HIGHLINE MEADOWS
2010 APPROVED BUDGET

2005 2006 2007

Difference

6,186.58
3,523.05

	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual Jan-Oct 2009	Budget 2009	Budget 2010
Condo Repairs & Maint							
6500 Xcel - Condo	81,936.74	72,792.05	62,687.39	77,250.17	40,635.16	92,200.00	70,000.00
6502 HVAC/Boilers	16,527.78	6,944.72	2,700.62	6,025.94	3,948.31	6,000.00	6,500.00
6503 Condo Carpet Cleaning	0.00	0.00	1,633.53	2,674.32	0.00	3,000.00	7,596.00
6504 Cleaning & Janitorial	16,841.74	17,150.00	20,706.88	16,457.82	12,612.53	18,000.00	21,000.00
6506 Plumbing	3,681.06	31,028.47	16,668.89	13,303.11	10,221.98	20,345.00	21,000.00
6508 Exterminator	220.00	0.00	90.00	198.00	32.68	5,000.00	5,000.00
6510 Carpet/Flooring Maint	9,274.08	12,796.39	14,975.36	5,032.13	0.00	7,250.00	7,250.00
6512 Drywall	795.00	1,100.56	3,414.44	7,552.34	1,457.83	8,200.00	5,000.00
6513 Balcony Maintenance	0.00	0.00	59.28	498.75	2,756.50	1,000.00	7,500.00
6514 Electrical	1,055.99	1,793.21	871.62	1,807.73	2,468.28	1,800.00	1,500.00
6516 Fire/Security/Emerg Exit	1,297.63	1,201.13	757.94	3,549.34	1,836.46	1,525.00	1,525.00
6518 Lighting/Fixtures & Bulbs	57.41	2,409.22	1,747.28	1,352.23	236.89	1,000.00	3,000.00
6520 Locks & Keys	36.58	592.95	635.81	551.13	28.97	500.00	250.00
6522 Painting & Paint Supplies	1,731.26	2,673.42	6,234.95	5,680.75	958.97	6,000.00	5,000.00
6524 Screens/Glass & Doors	1,050.88	871.88	1,529.55	1,768.27	56.00	1,700.00	1,700.00
6525 Laundry Room Expenses	0.00	0.00	46.59	587.38	9,690.80	600.00	5,000.00
6526 Miscellaneous Maintenance	5,088.18	6,877.42	5,366.45	4,828.72	2,438.87	7,150.00	3,500.00
TOTAL Condo Repairs & Maint	139,594.33	158,231.42	140,126.58	148,798.13	89,380.18	182,870.00	172,321.00

19,697.18

4,377.28

978.19

1,552.31

832.24

1,422.70

TOTAL = 29,569.53

Townhome Maint							
6700 Plumbing	3,342.89	1,102.27	3,326.44	12,017.00	11,585.77	6,000.00	7,000.00
6702 Exterior Maintenance	0.00	0.00	0.00	0.00	1,571.00	0.00	4,000.00
6702 Drywall Repairs	0.00	0.00	74.36	0.00	33.79	1,200.00	1,200.00
6708 Electric Service Credit	432.00	432.00	432.00	432.00	360.00	432.00	432.00
6710 Other Townhome Expenses	0.00	0.00	80.53	600.94	1,368.12	750.00	1,000.00
TOTAL Townhome Maint	3,774.89	1,534.27	3,913.33	13,049.94	14,918.68	8,382.00	13,632.00

x 8,251.43

+ 2,705.00

Landscaping							
7000 Landscape Maint Contract	31,513.48	35,915.00	33,605.00	26,142.90	20,708.38	25,000.00	43,000.00
7001 Snow Removal	1,707.93	853.06	22,394.32	1,464.15	527.16	2,000.00	2,500.00
7004 Irrigation Maintenance	10,416.59	15,045.39	13,923.40	19,660.71	6,891.90	25,000.00	18,000.00
7018 Fence Maintenance/Repairs	26.92	1,698.25	0.00	1,031.39	0.00	1,500.00	2,000.00
7019 Concrete Repairs	42.00	1,435.45	17,784.33	20.70	870.00	10,000.00	10,000.00
7020 Roads & Parking Lot	18,306.20	1,268.91	4,997.48	447.89	0.00	18,000.00	18,000.00
7022 Tree/Shrub Maint	0.00	7,108.00	3,160.00	8,934.00	3,150.00	10,000.00	10,000.00
7024 Exterminator/Animal Control	383.00	2,143.83	4,779.97	4,659.20	1,210.16	3,000.00	5,000.00
7040 Lighting	128.63	1,550.87	3,182.12	670.06	541.42	4,000.00	4,000.00
7062 Landscaping Supplies	1,436.13	1,811.12	1,594.27	586.96	339.35	2,500.00	2,500.00
7066 Common Area Maintenance	315.00	946.06	7,118.48	10,335.58	2,511.40	6,000.00	3,500.00
7104 Lift Station Expenses	11,354.97	6,336.19	25,626.71	2,006.74	5,992.18	5,000.00	7,000.00
7106 Lift Station Electricity	793.25	6,463.85	4,560.50	5,075.05	3,285.89	5,000.00	5,000.00
7110 Lift Station Telephone	605.67	618.08	725.71	568.84	517.59	750.00	750.00
7850 Pond Maintenance	5,593.04	5,446.83	5,010.43	3,828.00	6,005.77	6,000.00	6,000.00
TOTAL Landscaping	82,622.81	88,640.89	148,402.72	85,432.17	55,490.90	124,350.00	137,250.00

x 17,733.88

x 2,080.00

x 2,027.46

x 2,316.54

x 5,134.18

Pool & Cabana							
8016 Pool Telephone	0.00	486.54	888.78	976.11	672.64	900.00	900.00
8033 Clubhouse Expenses	230.00	318.82	819.48	3,188.17	1,310.44	1,000.00	2,000.00
8035 Clubhouse Electricity	655.94	7,634.81	3,509.77	5,533.91	3,939.93	5,900.00	5,500.00
8040 Pool Expenses	7,239.15	9,155.82	11,191.78	8,780.18	10,205.61	11,500.00	11,500.00
TOTAL Pool & Cabana	8,125.09	17,595.99	16,409.81	18,478.37	16,128.82	18,900.00	19,900.00

2,699.59

Utilities							
8301 Gas & Electricity	1,162.91	3,721.61	3,735.94	4,842.00	3,024.64	5,000.00	5,000.00
8302 Water	34,041.06	42,761.31	41,521.36	43,551.80	34,703.44	50,125.00	50,125.00
8305 Sewer	42,480.51	23,688.92	44,338.38	57,443.74	21,541.01	51,700.00	54,000.00
8307 Trash Removal	10,572.18	12,031.51	14,595.05	19,534.32	13,197.93	18,000.00	18,000.00
TOTAL Utilities	88,256.66	82,203.35	104,190.73	125,371.86	72,467.02	124,825.00	127,125.00

Difference = \$ 42,948.08

POSTED
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ON CONDO CERTS 2010 JULY
HIGHLINE MEADOWS
2010 APPROVED BUDGET
2005 2006 2007

Difference

	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Actual Jan-Oct 2009	Budget 2009	Budget 2010
Maintenance Personnel							
8401 Payroll/Taxes	72,796.41	76,064.03	107,996.40	116,028.47	91,443.68	116,400.00	121,000.00
8405 Worker's Comp Insurance	4,054.00	4,415.00	4,776.00	1,668.00	4,950.11	5,150.00	4,800.00
8409 Cell Phone/Fax	922.36	1,014.24	2,575.07	1,990.64	1,660.90	2,500.00	2,500.00
8411 Van Fuel	0.00	290.01	1,372.13	1,433.93	847.40	2,880.00	1,500.00
8412 Van Maintenance	0.00	0.00	0.00	102.93	820.56	0.00	600.00
8413 Truck Fuel	1,205.33	1,842.95	800.51	986.80	446.75	2,880.00	1,500.00
8415 Truck Plow Expense	0.00	0.00	1,164.88	0.00	17.54	2,400.00	2,400.00
8417 Truck Maintenance	0.00	0.00	1,524.53	827.20	767.14	1,500.00	1,500.00
8419 ATV Fuel	0.00	0.00	191.75	73.80	80.59	400.00	350.00
8421 ATV Maintenance	0.00	0.00	181.70	57.32	937.25	500.00	500.00
TOTAL Maintenance Personnel	78,978.10	83,626.23	120,602.97	123,167.09	101,971.92	134,610.00	136,750.00
TOTAL EXPENSES	596,240.48	581,969.64	862,508.67	857,527.09	682,764.62	913,991.00	870,827.00
NET OPERATING INCOME	50,138.08	86,974.78	112,538.27	214,276.01	19,341.75		0.00
RESERVES							
Reserve Income							
9000 Reserve Contribution	5,410.00	6,496.20	0.00	19,750.04	71,598.00	40,000.00	26,634.00
9002 Reserve Interest Income	2,499.04	3,678.61	1,537.62	79.94	334.54	0.00	0.00
TOTAL Reserve Income	7,909.04	10,174.81	1,537.62	19,829.98	71,932.54	40,000.00	26,634.00
Reserve Expenses							
9200 RES - Other	0.00	12,390.10	0.00	0.00	0.00	0.00	0.00
RES - CBB Loan Interest	10,317.51	1,724.93	0.00	0.00	0.00	0.00	0.00
9202 RES - Balcony Expense	0.00	0.00	43,800.00	0.00	0.00	0.00	0.00
9208 RES - Plumbing	0.00	3,850.00	11,750.00	0.00	6,200.00	0.00	0.00
RES - Garage Painting	0.00	0.00	0.00	0.00	25,000.00	0.00	0.00
RES - Pool	0.00	0.00	0.00	0.00	6,895.94	0.00	0.00
RES - Parking Lot	0.00	0.00	0.00	0.00	13,264.00	0.00	0.00
9210 RES - Fire/Water Remediation	0.00	0.00	2,740.00	4,290.00	0.00	0.00	0.00
9238 RES - Reserve Study	2,675.00	0.00	0.00	0.00	0.00	0.00	0.00
9252 RES - Engineering	0.00	1,680.00	670.00	0.00	0.00	0.00	0.00
9264 RES - Hydrant	0.00	0.00	0.00	110,427.00	0.00	0.00	0.00
9312 RES - Other Contingency	0.00	0.00	4,785.95	0.00	0.00	0.00	0.00
TOTAL Reserve Expenses	12,992.51	19,645.03	63,745.95	114,717.00	51,359.94	0.00	0.00
TOTAL RESERVES					20,572.60	40,000.00	26,634.00
NET INCOME	45,054.61	77,504.56	50,329.94	119,388.99	39,914.35		26,634.00

21,683.50
1,432.00
710.61
23,826.11

GIVEN TO HOME OWNERS ANNUAL MEETING

Difference

\$338,264.31

Highline Meadows 2008 Proposed Budget

Highline Meadows HOA Profit & Loss Budget Overview

2007

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2007

Difference
\$79,027.47

OPERATING INCOME

Income

4020 Condo Dues
4025 Condo - Main/Unit/HVAC Dues
4030 Townhome Dues
4050 Late Fee/Covenant Violation Income
4065 Vending Income
4080 Clubhouse Rental
4110 Interest Income-Operating
4115 Legal Fee Income
4120 Rental Unit Income
4122 Garage Rental Income
4124 Laundry Income
4125 BR Lift Station Income

Total Income

OPERATING EXPENSES

Administrative

Insurance

5031 Insurance - Association
4115 Insurance Claim Proceeds - Fire
5035 Insurance Claim Expenses - Fire

Total Insurance

Legal Fees

5010 Legal Fees - Other
5011 Legal Fees - Collections
5012 Legal Fees - Governing Docs
5013 Legal Fees - Ordinary

Total Legal Fees

Regular Administrative

5000 Management Fees
5003 Printing and Reproduction
5004 Postage and Delivery
5005 Office Supplies & Coupons
5007 Bank Fees
5008 Meeting Expenses
5015 Audit/Tax Return Preparation
5020 Newsletter
5021 Bad Debt
5023 Reserve Transfer
5040 Other Misc. Expenses
Reserve Study
Taxes

Total Regular Administrative

Total Administrative

Vehicles

Van Expenses

5411 Van Fuel

Total Van Expenses

2005	2006	2007	2007	
ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET
FYE 6/30/05	FYE 6/30/06	FYE 2007	FYE 6/30/07	FYE 6/30/2008
263,140.08	276,342.30	276,538.00	276,538.00	331,846.00
145,670.40	145,670.40	145,670.00	145,670.00	158,483.00
172,580.00	180,989.00	180,744.00	180,744.00	212,454.00
9,559.00	5,600.00	3,500.00	6,930.00	6,000.00
159.24	204.16	100.00	124.97	100.00
500.00	0.00	250.00	200.00	250.00
335.60	438.58	0.00	246.99	0.00
0.00	1,416.57	500.00	0.00	5,000.00
4,113.80	12,600.00	12,600.00	12,487.10	14,700.00
6,885.00	7,200.00	7,200.00	7,200.00	9,200.00
14,382.53	15,728.05	13,000.00	15,728.41	15,300.00
217.50	0.00	0.00	0.00	0.00
617,543.15	646,189.75	640,102.00	645,934.47	753,013.00
646,378	668,944		724,961	
101,345.90	55,661.89	63,031.00	61,950.52	65,240.00
0.00	0.00	0.00	(350,795.60)	0.00
0.00	0.00	0.00	321,633.36	0.00
101,345.90	55,661.89	63,031.00	32,878.28	65,240.00
0.00	0.00	0.00	2,763.00	0.00
3,855.13	6,042.95	3,900.00	3,163.34	5,000.00
0.00	0.00	0.00	3,899.50	7,000.00
0.00	0.00	0.00	665.00	1,800.00
3,855.13	6,042.95	3,900.00	10,390.84	13,800.00
42,278.00	49,942.00	51,000.00	55,416.25	51,000.00
2,763.12	2,842.53	3,000.00	2,089.26	6,000.00
1,826.09	1,576.56	1,700.00	2,982.14	4,000.00
2,408.79	2,114.92	2,500.00	1,826.63	2,500.00
215.00	120.00	120.00	420.34	450.00
430.00	406.73	475.00	0.00	650.00
575.00	325.00	1,375.00	350.00	1,000.00
60.00	0.00	700.00	325.00	900.00
20,465.68	2,626.67	2,500.00	0.00	18,000.00
11,910.00	0.00	26,692.00	6,496.20	38,500.00
25.00	2,579.22	200.00	100.00	500.00
1,875.00	1,000.00	0.00	0.00	0.00
50.00	180.04	200.00	0.00	200.00
84,682.68	63,713.67	90,462.00	10,005.82	123,500.00
189,603.71	125,418.51	157,393.00	113,274.94	202,540.00
179,866	134,919		276,168	
0.00	0.00	800.00	705.17	1,000.00
0.00	0.00	800.00	705.17	1,000.00

2007
Difference
162,893.12

Difference = 241,920.59

GIVEN TO HOMEOWNERS ANNUAL MEETING 2007

Highline Meadows HOA Profit & Loss Budget Overview

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Highline Meadows 2008 Proposed Budget

2005 2006 2007

	ACTUAL FYE 6/30/05	ACTUAL FYE 6/30/06	BUDGET FYE 2007	ACTUAL FYE 6/30/07	BUDGET FYE 6/30/2008
Truck Expenses					
5017 Truck Loan & Interest	0.00	0.00	0.00	168.15	5,423.00
Truck Insurance	0.00	0.00	2,000.00	0.00	2,500.00
8413 Fuel	996.93	1,939.36	1,200.00	1,118.76	2,400.00
8415 Plow	0.00	0.00	0.00	1,184.88	750.00
8417 Parts/Repairs	0.00	0.00	0.00	1,125.62	1,000.00
Total Truck Expenses	995.93	1,939.36	3,200.00	3,595.41	12,073.00
ATV Expenses					
5018 ATV Loan & Interest	0.00	0.00	0.00	301.70	3,514.00
8419 Fuel	0.00	0.00	0.00	137.59	400.00
8421 Parts/Repairs	0.00	0.00	0.00	181.07	400.00
Total ATV Expenses	0.00	0.00	0.00	680.72	4,314.00
Total Vehicles					
Maintenance Personnel					
8401 Payroll Taxes	64,604.82	66,700.75	71,300.00	66,312.90	115,000.00
8405 Workers Comp Insurance	5,906.00	4,525.00	5,200.00	3,344.00	5,200.00
8407 Maintenance (Dues/Rent)	6,810.00	8,895.00	6,858.00	250.00	0.00
8409 Cell Phone/Fax	898.58	974.30	1,000.00	1,864.46	1,500.00
Total Maintenance Personnel	78,219.38	79,895.05	84,158.00	91,771.36	121,700.00
Building Maintenance & Repairs					
6010 Roofs/Balcony/Condo/Townhome	8,762.65	13,273.90	15,000.00	32,279.87	9,000.00
6033 Garage	6,354.17	3,354.66	3,500.00	2,267.00	3,500.00
Total Building Maintenance & Repairs	15,116.82	16,628.56	18,500.00	34,546.87	12,500.00
Condo Repairs/Maint.					
6500 Xcel - Condos	67,664.18	64,992.53	85,000.00	68,873.97	85,000.00
6502 HVAC/Boilers	11,811.72	6,447.59	5,000.00	6,223.67	7,000.00
6504 Cleaning/Janitorial	16,800.00	17,606.74	20,400.00	17,929.00	20,400.00
6506 Plumbing	11,126.93	15,567.61	15,000.00	27,366.07	30,000.00
6508 Exterminator	220.00	110.00	200.00	25.00	250.00
6510 Carpet/Flooring Repair/Replace	3,677.91	14,694.80	5,000.00	18,352.64	5,000.00
6512 Drywall Repair	294.86	1,370.17	1,500.00	2,436.25	1,500.00
6514 Electrical	1,373.13	2,679.20	2,000.00	58.36	1,500.00
6516 Fire/Security/Emergency/Exit	940.03	1,188.10	1,100.00	772.63	1,100.00
6518 Lighting/Fixtures & Bulbs	46.19	2,466.63	500.00	194.97	500.00
6520 Locks & Keys	1,232.68	592.95	600.00	2.61	500.00
6522 Painting/paint supplies	1,218.88	3,471.25	5,000.00	402.71	8,000.00
6524 Screens, glass & doors	692.00	853.75	900.00	519.42	500.00
6526 Misc Maintenance Supplies	4,825.89	3,175.09	3,000.00	6,789.15	3,000.00
Total Condo Repairs/Maint.	122,145.30	155,275.71	145,290.00	155,944.47	162,250.00
Townhome Maintenance					
6700 Plumbing	3,942.89	659.00	3,000.00	773.27	1,500.00
6702 Townhome Drywall Repairs	64.33	0.00	150.00	0.00	500.00
6706 Electrical service credit	248.30	432.00	432.00	432.00	500.00
6710 Other Townhome Expenses	504.00	0.00	0.00	0.00	0.00
Total Townhome Maintenance	4,759.52	1,091.00	3,582.00	1,205.27	2,500.00

Difference
21,683.50
1,432.00
710.61
23,826.11

Difference
6,186.58
3,523.05
10,697.18
4,377.28
978.19
832.24
1,552.34
1,422.70

TOTAL=29,569.53

GIVEN TO HOME OWNERS ANNUAL MEETING

Highline Meadows HOA

Profit & Loss Budget Overview

2007

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Highline Meadows 2008 Proposed Budget

Landscaping & Grounds Maintenance

7000 Landscape/Pruning Contract
7001 Snow Removal/Equipment
7004 Sprinkler
7010 Fence Maintenance
7010 Concrete Repair
7020 Roads and Parking Lot
7022 Tree Maintenance Program
7024 Exterminator/Animal Control
7040 Lighting
7066 Common Ground Maintenance
7108 Landscaping/Grounds Supplies
7850 Pond
Towing

Total Landscaping & Grounds Maintenance

Pool & Cabana

8016 Telephone (clubhouse)
8035 Clubhouse electricity
8033 Clubhouse expenses
8042 Rental Unit Expenses
8040 Pool Expenses

Total Pool & Cabana

Lift Station Expenses

7106 Electricity Lift Station
7110 Telephone Lift Station
7104 Other Lift Station Expenses

Total Lift Station Expenses

Utilities

8301 Xcel Energy
8302 Water
8305 Sewer
8307 Trash Removal

Total Utilities

Total Operating Expenses

NET OPERATING INCOME

	2005 ACTUAL FYE 6/30/05	2006 ACTUAL FYE 6/30/06	BUDGET FYE 2007	2007 ACTUAL FYE 6/30/07	BUDGET FYE 6/30/2008
Landscaping & Grounds Maintenance					
7000 Landscape/Pruning Contract	34,400.12	27,245.04	33,256.00	30,900.00	58,000.00
7001 Snow Removal/Equipment	1,063.02	578.20	1,500.00	22,305.85	2,000.00
7004 Sprinkler	9,584.86	19,400.51	15,000.00	5,071.97	15,000.00
7010 Fence Maintenance	219.00	1,725.17	1,500.00	0.00	1,500.00
7010 Concrete Repair	8,331.75	1,427.00	6,000.00	50.45	4,000.00
7020 Roads and Parking Lot	1,418.41	19,199.79	25,000.00	300.00	500.00
7022 Tree Maintenance Program	0.00	8,028.00	8,000.00	1,080.00	4,600.00
7024 Exterminator/Animal Control	261.45	1,498.00	1,500.00	2,631.63	2,500.00
7040 Lighting	396.02	303.75	500.00	3,758.01	1,000.00
7066 Common Ground Maintenance	0.00	0.00	0.00	4,501.94	1,000.00
7108 Landscaping/Grounds Supplies	1,463.58	2,741.93	2,500.00	2,208.92	2,500.00
7850 Pond	8,767.99	5,724.23	5,500.00	3,646.00	5,500.00
Towing	0.00	315.00	0.00	0.00	0.00
Total Landscaping & Grounds Maintenance	66,699.32	86,186.62	97,256.00	77,354.97	96,100.00
Pool & Cabana					
8016 Telephone (clubhouse)	0.00	0.00	0.00	929.34	500.00
8035 Clubhouse electricity	3,275.99	4,879.48	5,000.00	5,304.64	5,000.00
8033 Clubhouse expenses	354.96	125.56	200.00	193.28	200.00
8042 Rental Unit Expenses	2,221.05	0.00	1,200.00	4,273.13	1,200.00
8040 Pool Expenses	5,875.00	8,872.46	7,500.00	11,479.77	8,000.00
Total Pool & Cabana	11,757.00	13,477.50	13,900.00	22,180.14	14,900.00
Lift Station Expenses					
7106 Electricity Lift Station	2,796.06	4,364.34	4,500.00	4,315.15	4,500.00
7110 Telephone Lift Station	644.41	615.59	615.00	864.76	636.00
7104 Other Lift Station Expenses	2,927.10	13,662.81	5,000.00	(1,190.92)	5,000.00
Total Lift Station Expenses	6,367.57	18,642.74	10,115.00	3,689.89	10,136.00
Utilities					
8301 Xcel Energy	2,631.18	2,248.10	2,500.00	2,852.17	3,000.00
8302 Water	33,351.60	40,612.25	44,500.00	40,631.54	45,000.00
8305 Sewer	42,480.51	0.00	47,000.00	47,377.84	49,000.00
8307 Trash Removal	11,393.13	12,890.08	12,000.00	11,274.30	16,000.00
Total Utilities	89,856.42	55,740.41	106,000.00	102,435.85	113,000.00
Total Operating Expenses	585,800.97	554,295.46	640,102.00	507,384.86	753,013.00
NET OPERATING INCOME	31,742.18	91,894.29	0.00	38,549.61	0.00

2,705.00
8,251.43
17,733.88
2,080.00
2,027.46
2,316.54
5,134.18

2,699.59

Difference = 42,948.08

TOTAL Difference - ESTIMATE

+ 79,027.47
+ 162,893.12
+ 23,826.11
+ 29,569.53
+ 42,948.08

= \$ 338,264.31

TOTAL DIFFERENCE