

Who's Fooling Who at Highline Meadows When You get This unbelievable Budget in the mail 2013

HIGHLINE MEADOWS CONDOMINIUM ASSOCIATION 2013 BUDGET

*Who's fooling
Who?*

*Wool over
your eyes*

	Actual 2011	Actual to 10/31/12	Approved 2012	Proposed 2013
Assessment Income				
Condo Assessment	384,069.60	550,794.53	383,973.00	384,000.00
Condo Maint./Util/HVAC	172,620.00	43,155.00	172,620.00	172,620.00
Townhome Assessment	236,784.00	59,196.00	236,784.00	236,784.00
Late Fee/Fine Income	64,933.07	23,653.94	26,000.00	26,000.00
Covenant Violation	700.00	0.00	200.00	200.00
Newsletter Advertising	0.00	100.00	0.00	150.00
Transfer Fee		0.00	0.00	0.00
Vending Income	20.66	0.00	50.00	0.00
Clubhouse Rental Fees	100.00	50.00	200.00	200.00
Interest Income Operating	204.09	28.09	0.00	75.00
Legal Fee Income	22,650.55	8,380.17	20,000.00	20,000.00
Insurance Claim	18,742.22	0.00	0.00	0.00
Misc. Income	10.00	0.00	0.00	0.00
Rental Unit Income	15,000.00	12,500.00	15,600.00	15,600.00
Garage Rental Income	7,800.00	6,500.00	7,500.00	7,500.00
Laundry Income	15,124.90	8,976.38	15,000.00	15,000.00
Easement Income	0.00	45,000.00	0.00	0.00
BR Lift Station Income	12,947.23	0.00	5,000.00	5,000.00
TOTAL Assessment Income	951,706.32	758,334.11	882,927.00	883,129.00
Special Assessment				
Special Assessment	1,539,396.65	3,983.77	0.00	0.00
Total Special Assessment	1,539,396.65	3,983.77	0.00	0.00
TOTAL INCOME	2,491,102.97	762,317.88	882,927.00	883,129.00
EXPENSES				
Administrative Expenses				
Management Fee	55,965.00	41,146.16	57,084.30	43,000.00
Administrative	6,325.91	3,957.77	1,200.00	1,500.00
Copies, Printing	3,672.10	2,733.18	3,600.00	3,600.00
Postage & Delivery	2,588.22	1,611.34	3,500.00	3,500.00
Office Supplies	2,408.13	2,056.63	2,700.00	2,700.00
Bank Fees	190.00	238.55	150.00	300.00
Meeting Expenses	1,081.29	439.28	1,200.00	1,200.00
Coupons	0.00	716.07	0.00	1,400.00
Legal Fees - Collection	23,435.50	17,958.44	20,000.00	20,000.00
Legal Fees - Gov. Docs	0.00	0.00	0.00	0.00
Legal Fees - Ordinary	11,470.00	4,670.00	7,000.00	7,000.00
Legal Fees - Risk Share Adj.	8,639.78	1,364.03	7,000.00	5,000.00
Audit & Tax Return Prep	2,100.00	2,100.00	2,100.00	2,100.00
Truck Loan Interest	0.00	0.00	0.00	0.00
ATV Loan Interest	0.00	0.00	0.00	0.00
Community Events	74.00	255.63	750.00	750.00
Newsletter	3,300.89	967.53	4,450.00	1,500.00
Bad Debt	0.00	0.00	0.00	0.00
Loss on Sale of Condo	0.00	47,702.93	0.00	0.00
Reserve Transfer	35,104.04	0.00	15,964.75	18,722.00
SA Reserve Transfer	356,384.48	0.00	240,891.05	240,891.05
Income Tax Payment	2,200.00	3,000.00	0.00	0.00
Website	1,000.00	700.00	1,800.00	700.00
Insurance	107,579.38	86,867.11	112,000.00	115,000.00
TOTAL Administrative Expenses	623,518.72	218,484.65	481,390.10	468,863.05
Insurance Claim				
Insurance Claim Income	0.00	0.00	0.00	0.00
Insurance Claim Expense	0.00	0.00	0.00	0.00
TOTAL Insurance Claim	0.00	0.00	0.00	0.00

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*Sheep dont
know*

do you belive?

	Actual 2011	Actual to 10/31/12	Approved 2012	Proposed 2013
Building Maintenance & Repairs				
Ext. Bldg. Maint. & Repairs	1,627.23	3,068.96	3,000.00	3,500.00
Roof & Gutter Repairs	39,742.50	48,346.00	33,250.00	40,000.00
Rental Unit Expense	25.08	0.00	600.00	600.00
Deck & Patio	0.00	3,960.43	5,000.00	5,000.00
Garage	7,386.74	1,583.00	2,500.00	2,500.00
TOTAL Building Maintenance	48,781.55	56,958.39	44,350.00	51,600.00
Condo Repairs/Maint.				
Xcel Condo	57,751.78	8,294.07	63,500.00	63,500.00
HVAC/Boiler	8,742.61	8,252.76	10,200.00	10,200.00
Condo Bldg. Carpet Cleaning	2,928.16	0.00	5,800.00	5,800.00
Cleaning & Janitorial	14,000.00	12,600.00	18,000.00	18,000.00
Plumbing	29,042.96	33,798.04	25,000.00	30,000.00
Exterminator	4,110.00	370.00	2,500.00	2,500.00
Carpet/Flooring Maint.	942.03	6,196.36	12,000.00	12,000.00
Condo Water Remediation	15,144.75	11,040.23	10,000.00	12,000.00
Drywall	502.08	741.52	15,000.00	15,000.00
Balcony Maintenance	0.00	0.00	5,000.00	2,500.00
Electrical	0.00	2,474.46	1,000.00	2,500.00
Fire Alarm Monitoring	8,069.34	3,087.37	8,770.00	8,770.00
Fire/Security/Emerg. Exit	540.98	0.00	1,000.00	1,000.00
Lighting/Fixtures/Bulbs	1,686.64	1,188.93	1,500.00	1,500.00
Locks/Keys	0.00	0.00	250.00	250.00
Painting/Paint Supplies	684.00	1,187.83	5,000.00	2,500.00
Asbestos Abatement	4,630.95	8,073.60	7,000.00	7,000.00
Screens/Glass & Doors	0.00	0.00	1,700.00	1,500.00
Laundry Room Expense	830.46	0.00	5,000.00	5,000.00
Misc. Maint.	10,688.20	2,519.77	4,500.00	3,500.00
TOTAL Condo Repair & Maint.	160,294.94	99,824.94	202,720.00	205,020.00
Townhome Maintenance				
Plumbing	2,783.26	4,931.49	15,000.00	15,000.00
Exterior Maintenance	707.00	545.00	4,000.00	4,000.00
Drywall	9,105.74	0.00	3,500.00	3,500.00
TH Water Remediation	7,294.48	0.00	3,000.00	3,000.00
Electric Service Credit	471.00	1,598.61	369.00	432.00
TH Misc. Maint.	676.02	0.00	1,000.00	1,000.00
TOTAL Townhome Maint.	21,037.50	7,075.10	26,869.00	26,932.00
Landscaping & Grounds Maintenance				
Landscape Maintenance Contract	17,461.21	17,356.39	22,875.00	25,000.00
Snow Removal	2,384.47	2,189.18	3,000.00	3,000.00
Irrigation Maintenance	23,488.06	18,948.82	23,000.00	23,000.00
Tree & Shrub Maintenance	12,897.73	22,006.18	12,000.00	15,000.00
Fence Maintenance/Repairs	2,059.15	0.00	3,500.00	1,500.00
Concrete Repairs	2,958.68	8.74	7,000.00	5,000.00
Parking Lot Maintenance	2,957.59	425.77	15,000.00	15,000.00
Exterminator/Animal Control	3,350.67	379.80	5,000.00	5,000.00
Lighting	817.67	458.65	3,500.00	3,500.00
Hardware, Supplies, Equip	2,496.55	1,047.18	2,000.00	2,000.00
Grounds Patrol	0.00	0.00	0.00	0.00
Common Area Maintenance	9,035.12	1,735.15	5,000.00	5,000.00
Lift Station Expenses	45,803.36	4,038.85	20,000.00	20,000.00
Lift Station Electricity	5,057.66	343.23	5,500.00	5,500.00
Lift Station Telephone	572.11	989.67	675.00	675.00
Pond Contract	3,021.00	3,060.00	3,200.00	3,200.00
Pond Maintenance	3,097.00	510.00	2,500.00	1,000.00
General Grounds	0.00	22,152.06	300.00	300.00
TOTAL Landscaping & Grounds	137,691.46	95,649.67	134,050.00	133,675.00
Pool & Cabana				
Pool Telephone	897.60	3,848.99	900.00	900.00
Pool Expenses	9,160.01	10,588.85	10,000.00	11,000.00
Clubhouse Expenses	5,468.43	200.06	2,500.00	1,500.00
Clubhouse Electricity	4,740.83	306.60	4,500.00	4,500.00
TOTAL Pool & Cabana	20,266.87	14,944.50	17,900.00	17,900.00

Can I add?

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do you believe?

	Actual 2011	Actual to 10/31/12	Approved 2012	Proposed 2013
Maintenance Personnel				
Payroll/Taxes	70,998.17	60,215.43	60,000.00	65,000.00
Maintenance Administrative	0.00	0.00	0.00	0.00
Worker's Comp	2,404.00	0.00	3,500.00	3,500.00
Cell Phone/Fax	1,914.67	886.58	2,100.00	1,000.00
Van Fuel	0.00	0.00	0.00	0.00
Van Maintenance	0.00	0.00	0.00	0.00
Truck Fuel	2,520.16	2,315.15	2,700.00	2,700.00
Truck Plow Expense	334.12	385.74	1,500.00	1,500.00
Truck Maintenance	3,760.04	1,984.62	3,500.00	3,500.00
ATV Fuel	175.64	201.37	250.00	300.00
ATV Maintenance	0.00	182.34	500.00	450.00
TOTAL Maintenance Personnel	82,106.80	66,171.23	74,050.00	77,950.00

Utilities				
Gas & Electricity	6,566.51	43,947.34	6,500.00	6,500.00
Utility Audit	2,357.40	122,023.83	2,580.00	2,580.00
Water	47,293.05	15,163.03	55,000.00	55,000.00
Sewer	62,387.53	21,231.75	57,000.00	57,000.00
Trash Services	21,668.91	778.18	21,000.00	21,000.00
TOTAL Utilities	140,273.40	203,144.13	142,080.00	142,080.00

TOTAL EXPENSES 1,233,971.24 762,252.61 1,123,409.10 1,124,020.05

NET OPERATING INCOME 1,257,131.73 65.27 (240,482.10) (240,891.05)

RESERVES

Reserve Income				
Reserve Contribution	35,105.04	0.00	15,964.75	18,722.00
Reserve Interest Income	481.97	24.96	0.00	50.00
TOTAL Reserve Income	35,587.01	24.96	15,964.75	18,772.00

Reserve Expenses				
RES-Other	25,315.26	0.00	0.00	0.00
RES-CBB Loan Interest	0.00	0.00	0.00	0.00
RES-Balcony	0.00	46,186.80	0.00	0.00
RES-Reserve Study	0.00	0.00	0.00	0.00
RES-Plumbing	51,190.17	4,289.88	0.00	0.00
RES-Fire/Water Remediation	0.00	0.00	0.00	0.00
RES-Asphalt	31,474.61	0.00	0.00	0.00
RES-Garage Painting	0.00	0.00	0.00	0.00
RES-Painting	4,625.00	0.00	0.00	0.00
RES-Tree & Shrub	28,451.97	22,839.21	0.00	0.00
RES-Major Landscape	64,995.42	47,903.20	0.00	0.00
RES-Website	0.00	0.00	0.00	0.00
RES-Parking Lot	0.00	0.00	0.00	0.00
RES-Pool	0.00	0.00	0.00	0.00
RES-Clubhouse	26,511.40	0.00	0.00	0.00
RES-Retaining Wall	27,603.18	8,095.00	0.00	0.00
RES-Exterior Townhome	0.00	3,477.01	0.00	0.00
RES-Condo Bldg.	0.00	1,169.00	0.00	0.00
RES-Engineering	0.00	0.00	0.00	0.00
RES-HVAC/Boiler	0.00	12,800.00	0.00	0.00
RES-Flooring	0.00	8,549.42	0.00	0.00
TOTAL Reserve Expenses	260,167.01	155,309.52	0.00	0.00

TOTAL RESERVES (224,580.00) (155,284.56) 15,964.75 18,772.00

NET INCOME/(LOSS) 1,032,551.73 (155,219.29) (224,517.35) (222,119.05)

*Yeah Right, I beive
these numbers, Ha
HA!!*