HIGHLINE MEADOWS CONDOMINIUM ASSOCIATION do numbers lie?
2013 BUDGET

Other Issues

Read the Numbers

	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**

What is This

	Actual 2011	Actual to 10/31/12	Approved 2012	Proposed 2013
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**

10 months

	Actual 2011	Actual to 10/31/12	Approved 2012	Proposed 2013
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**

what are you paying tax

	Actual 2011	Actual to 10/31/12	Approved 2012	Proposed 2013
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