

HIGHLINE MEADOWS CONDOMINIUM ASSOCIATION  
2013 BUDGET

Send  
to  
Homeowners  
12-12  
to  
10/31/12

cONDO SALE  
OF 27k????

Special  
assessment  
Interest  
Income??????

	Actual 2011	Actual to 10/31/12
Assessment Income		
Condo Assessment	384,069.60	550,794.53
Condo Maint./Util/HVAC	172,620.00	43,155.00
Townhome Assessment	236,784.00	59,196.00
Late Fee/Fine Income	64,933.07	23,653.94
Covenant Violation	700.00	0.00
Newsletter Advertising	0.00	100.00
Transfer Fee		0.00
Vending Income	20.66	0.00
Clubhouse Rental Fees	100.00	50.00
Interest Income Operating	204.09	28.09
Legal Fee Income	22,650.55	8,380.17
Insurance Claim	18,742.22	0.00
Misc. Income	10.00	0.00
Rental Unit Income	15,000.00	12,500.00
Garage Rental Income	7,800.00	6,500.00
Laundry Income	15,124.90	8,976.38
Easement Income	0.00	45,000.00
BR Lift Station Income	12,947.23	0.00
TOTAL Assessment Income	951,706.32	758,357.11
Special Assessment		
Special Assessment	1,539,396.65	3,983.77
Total Special Assessment	1,539,396.65	3,983.77
TOTAL INCOME	2,491,102.97	762,317.88
EXPENSES		
Administrative Expenses		
Management Fee	55,965.00	41,146.16
Administrative	6,325.91	3,957.77
Copies, Printing	3,672.10	2,733.18
Postage & Delivery	2,588.22	1,611.34
Office Supplies	2,408.13	2,056.63
Bank Fees	190.00	238.55
Meeting Expenses	1,081.29	439.28
Coupons	0.00	716.07
Legal Fees - Collection	23,435.50	17,958.44
Legal Fees - Gov. Docs	0.00	0.00
Legal Fees - Ordinary	11,470.00	4,670.00
Legal Fees - Risk Share Adj.	8,639.78	1,364.03
Audit & Tax Return Prep	2,100.00	2,100.00
Truck Loan Interest	0.00	0.00
ATV Loan Interest	0.00	0.00
Community Events	74.00	255.63
Newsletter	3,300.89	967.53
Bad Debt	0.00	0.00
Loss on Sale of Condo	0.00	47,702.93
Reserve Transfer	35,104.04	0.00
SA Reserve Transfer	356,384.48	0.00
Income Tax Payment	2,200.00	3,000.00
Website	1,000.00	700.00
Insurance	107,579.38	86,867.11
TOTAL Administrative Expenses	623,518.72	218,484.65
Insurance Claim		
Insurance Claim Income	0.00	0.00
Insurance Claim Expense	0.00	0.00
TOTAL Insurance Claim	0.00	0.00

year END  
12/12

Association  
ACTUAL  
YEAR  
END

Accounts	Actual	Actual
Income		
Assessment Income		
4000 - Condo Assessments	\$65,618.70	\$682,031.93
4025 - Condo Maint/Util/HVAC	\$0.00	\$43,155.00
4030 - Townhome Assessment	\$0.00	\$59,196.00
4050 - Late Fee	\$25.00	\$23,678.94
4051 - Covenant Violation	\$0.00	\$0.00
4055 - Newsletter Advertising	\$0.00	\$100.00
4065 - Vending Income	\$0.00	\$0.00
4082 - Clubhouse/Cabana Rental	\$0.00	\$50.00
4110 - Int. Income-Opr	\$0.00	\$28.09
4116 - Legal Fee	\$0.00	\$8,380.17
4120 - Rental Unit Income	\$1,250.00	\$15,000.00
4122 - Garage Rental Income	\$650.00	\$7,800.00
4124 - Laundry Income	\$0.00	\$8,976.38
4126 - BR Lift Station Income	\$0.00	\$0.00
4128 - Easement Income	\$0.00	\$45,000.00
4500 - Special Assessment	\$0.00	\$3,983.77
Total Assessment Income	\$67,543.70	\$897,380.28
Total Income	\$67,543.70	\$897,380.28

Expense		
Administrative Expense		
5000 - Management Fee	\$3,583.33	\$48,312.82
5001 - Administrative	\$0.00	\$3,957.77
5003 - Copies/Printing	\$1,205.32	\$3,938.50
5004 - Postage & Delivery	\$388.10	\$1,999.44
5006 - Office Supplies	\$80.50	\$2,137.13
5007 - Bank Fees	\$50.70	\$339.95
5008 - Meeting Expenses	\$0.00	\$439.28
5009 - Coupon Books	\$0.00	\$716.07
5011 - Legal Fees- Collections	\$0.00	\$19,735.79
5013 - Legal Fees-Ordinary	\$0.00	\$4,014.73
5014 - Legal Fee-Risk Share Adj	\$0.00	\$1,364.03
5015 - Legal Fee-Consultation	\$0.00	\$1,785.00
5016 - Audit & Tax Return	\$0.00	\$2,100.00
5019 - Community Events	\$0.00	\$355.63
5020 - Newsletter	\$0.00	\$992.53
5022 - Loss on Sale of Condo	\$0.00	\$47,702.93
5023 - Reserve Transfer	\$0.00	\$0.00
5024 - SA Reserve Transfer	\$0.00	\$0.00
5027 - Income Tax Payment	\$0.00	\$3,000.00
5030 - Website/Website hosting	\$0.00	\$700.00
5031 - Insurance	\$18,144.90	\$111,282.01
Total Administrative Expense	\$21,452.85	\$254,853.61

TO OCT. 12



YEAR END 12/12


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	Actual 2011	Actual to 10/31/12
<b>Building Maintenance &amp; Repairs</b>		
Ext. Bldg Maint & Repairs	1,627.23	3,068.96
Roof & Gutter Repairs	39,742.50	48,346.00
Rental Unit Expense	25.08	0.00
Deck & Patio	0.00	3,960.43
Garage	7,386.74	1,583.00
<b>TOTAL Building Maintenance</b>	<b>48,781.55</b>	<b>56,958.39</b>

<b>Condo Repairs/Maint.</b>		
Xcel Condo	57,751.78	8,294.07
HVAC/Boiler	8,742.61	8,252.76
Condo Bldg. Carpet Cleaning	2,928.16	0.00
Cleaning & Janitorial	14,000.00	12,600.00
Plumbing	29,042.95	33,798.04
Exterminator	4,110.00	370.00
Carpet/Flooring Maint.	942.03	6,196.36
Condo Water Remediation	15,144.75	11,040.23
Drywall	502.08	741.52
Balcony Maintenance	0.00	0.00
Electrical	0.00	2,474.46
Fire Alarm Monitoring	8,069.34	3,087.37
Fire/Security/Emerg Exit	540.98	0.00
Lighting/Fixtures/Bulbs	1,686.64	1,188.93
Locks/Keys	0.00	0.00
Painting/Paint Supplies	684.00	1,187.83
Asbestos Abatement	4,630.95	8,073.60
Screens/Glass & Doors	0.00	0.00
Laundry Room Expense	830.46	0.00
Misc. Maint.	10,688.20	2,519.77
<b>TOTAL Condo Repair &amp; Maint.</b>	<b>160,294.94</b>	<b>99,824.94</b>

<b>Landscaping &amp; Grounds Maintenance</b>		
Landscape Maintenance Contract	17,461.21	17,356.39
Snow Removal	2,384.47	2,189.18
Irrigation Maintenance	23,488.06	18,948.82
Tree & Shrub Maintenance	12,897.73	22,006.18
Fence Maintenance/Repairs	2,059.15	0.00
Concrete Repairs	2,958.68	8.74
Parking Lot Maintenance	2,957.59	425.77
Exterminator/Animal Control	3,350.67	379.80
Lighting	817.67	458.65
Hardware/Supplies/Equip	2,496.55	1,047.18
Grounds Patrol	0.00	0.00
Common Area Maintenance	9,035.12	1,735.15

 7012  
 7014 (See other page)  
 7016  
 7018  
**TOTAL Landscaping & Grounds** 137,691.46 95,649.67

Accounts	Actual	Actual
<b>Building Maintenance</b>		
6000 - Ext. Building Maint	\$0.00	\$3,068.96
6010 - Roof/Gutter Maint.	\$4,589.00	\$55,761.00
6012 - Rental Unit Expenses	\$0.00	\$0.00
6026 - Deck & Patio	\$0.00	\$3,960.43
6027 - Garage	\$898.00	\$2,663.00
<b>Total Building Maintenance</b>	<b>\$5,487.00</b>	<b>\$65,453.39</b>

<b>Condo Repairs &amp; Maint.</b>		
6500 - Condo Electricity	\$0.00	\$8,294.07
6502 - HVAC/Boilers	\$1,042.40	\$11,325.34
6503 - Condo Carpet Cleaning	\$0.00	\$0.00
6504 - Cleaning & Janitorial	\$0.00	\$15,400.00
6506 - Plumbing	\$1,788.61	\$36,361.50
6508 - Exterminator	\$300.00	\$670.00
6510 - Carpet/Flooring	\$895.88	\$7,092.24
6511 - Condo Water Remediation	\$0.00	\$11,040.23
6512 - Drywall	\$55.92	\$797.44
6513 - Balcony Maint.	\$0.00	\$0.00
6514 - Electrical	\$0.00	\$2,474.46
6515 - Fire Alarm Monit.	\$1,354.81	\$10,073.99
6516 - Fire/Security/Emerg Exit	\$0.00	\$0.00
6518 - Lighting Fixtures/bulbs	\$0.00	\$1,188.93
6520 - Locks and Keys	\$0.00	\$121.00
6522 - Painting and Paint Supp	\$408.64	\$1,656.87
6523 - Asbestos Abatement	\$0.00	\$8,073.60
6524 - Screens/Glass & Doors	\$0.00	\$0.00
6525 - Laundry Room Expense	\$0.00	\$0.00
6526 - Misc Maint.	\$265.08	\$4,018.67
<b>Total Condo Repairs &amp; Maint.</b>	<b>\$6,111.34</b>	<b>\$118,588.34</b>

<b>Grounds &amp; Landscaping</b>		
7000 - Landscape Maint. Contract	\$3,888.74	\$23,189.50
7001 - Snow removal	\$48.00	\$2,237.18
7004 - Irrigation Maintenance	\$0.00	\$19,806.52
7008 - Tree/shrub Maint	\$399.84	\$23,887.06
7018 - Fence Maint	\$0.00	\$0.00
7019 - Concrete Repairs	\$0.00	\$8.74
7020 - Roads & Parking Lots	\$0.00	\$425.77
7024 - Exterminator/Animal Control	\$0.00	\$379.80
7040 - Lighting	\$0.00	\$458.65
7062 - Hardware/Supplies & Equipment	\$106.60	\$1,153.78
7063 - Common Area Maintenance	\$0.00	\$1,735.15
7066 - Lift Station Expenses	\$0.00	\$5,058.85
7070 - Lift Station Electricity	\$0.00	\$343.23

TO OCT. 12



Actual 2011 Actual to 10/31/12

Year END



Maintenance Personnel		
Payroll/Taxes	70,998.17	60,215.43
Maintenance Administrative	0.00	0.00
Worker's Comp	2,404.00	0.00
Cell Phone/Fax	1,914.67	886.58
Van Fuel	0.00	0.00
Van Maintenance	0.00	0.00
Truck Fuel	2,520.16	2,315.15
Truck Plow Expense	334.12	385.74
Truck Maintenance	3,760.04	1,984.62
ATV Fuel	175.64	201.37
ATV Maintenance	0.00	182.34
<b>TOTAL Maintenance Personnel</b>	<b>82,106.80</b>	<b>66,171.23</b>

Maintenance Personnel		
8400 - Payroll/Taxes	\$6,481.88	\$76,575.89
8405 - Workers Comp Insurance	\$0.00	\$0.00
8409 - Cell Phone/Fax	\$67.00	\$1,020.58
8413 - Truck Fuel	\$234.35	\$2,739.50
8415 - Truck Plow Expense	\$0.00	\$385.74
8417 - Truck Maintenance	\$5.36	\$2,335.17
8419 - ATV Fuel	\$5.00	\$246.37
8421 - ATV Maintenance	\$0.00	\$182.34
<b>Total Maintenance Personnel</b>	<b>\$8,793.59</b>	<b>\$83,485.39</b>

Utilities		
Gas & Electricity	6,566.51	43,947.34
Utility Audit	2,357.40	122,023.83
Water	47,293.05	15,163.03
Sewer	62,387.53	21,231.75
Trash Services	21,660.91	778.18
<b>TOTAL Utilities</b>	<b>140,273.40</b>	<b>203,144.13</b>
<b>TOTAL EXPENSES</b>	<b>1,233,971.24</b>	<b>762,252.61</b>
<b>NET OPERATING INCOME</b>	<b>1,257,131.73</b>	<b>65.27</b>

Utilities		
8300 - Gas & Electricity	\$5,079.32	\$53,438.19
8303 - Water	\$3,235.90	\$130,639.13
8304 - Sewer	\$0.00	\$15,163.03
8305 - Trash	\$2,361.98	\$25,958.48
8306 - Utility Audit	\$0.00	\$778.18
<b>Total Utilities</b>	<b>\$10,677.20</b>	<b>\$225,976.99</b>

Pool & Cabana		
Pool Telephone	897.60	3,848.99
Pool Expenses	9,160.01	10,588.85
Clubhouse Expenses	5,468.43	200.06
Clubhouse Electricity	4,740.83	306.60
<b>TOTAL Pool &amp; Cabana</b>	<b>20,266.87</b>	<b>14,944.50</b>

Pool & Cabana		
8014 - Pool Telephone	\$299.20	\$4,287.79
8022 - Pool Expenses	\$0.00	\$11,246.05
8036 - Clubhouse Maintenance	\$0.00	\$424.89
8038 - Clubhouse Electricity	\$0.00	\$306.60
<b>Total Pool &amp; Cabana</b>	<b>\$299.20</b>	<b>\$16,275.33</b>

Townhome Maintenance		
Plumbing	2,783.26	4,931.49
Exterior Maintenance	707.00	545.00
Drywall	9,105.74	0.00
TH Water Remediation	7,294.48	0.00
Electric Service Credit	471.00	4,598.61
TH Misc. Maint.	676.02	0.00
<b>TOTAL Townhome Maint.</b>	<b>21,037.50</b>	<b>7,075.10</b>

Townhome Maint.		
6700 - Plumbing	\$342.30	\$8,422.79
6701 - Ext Maint	\$0.00	\$545.00
6702 - Drywall Repairs	\$0.00	\$0.00
6703 - TH Water Remediation	\$0.00	\$0.00
6708 - Electric Service Credit	\$39.25	\$2,020.13
6710 - Other Townhome Expenses	\$0.00	\$0.00
<b>Total Townhome Maint.</b>	<b>\$381.55</b>	<b>\$10,987.92</b>

Lift Station Expenses	45,803.36	4,038.85
Lift Station Electricity	5,057.66	343.23
Lift Station Telephone	572.11	989.67
Pond Contract	3,021.00	3,060.00
Pond Maintenance	3,097.00	510.00
General Grounds	233.45	22,152.06

Accounts	Actual	Actual
7072 - Lift Station Telephone	\$0.00	\$1,050.67
7074 - Pond Contract	\$0.00	\$4,080.00
7092 - Pond Maintenance	\$0.00	\$510.00
7093 - General Grounds	\$0.00	\$22,152.06
<b>Total Grounds &amp; Landscaping</b>	<b>\$4,443.18</b>	<b>\$106,476.96</b>

12/12

\$882,097.93  
\$15,282.35

EXPENSE



## RESERVES

TO OCT 12.

## Reserve Income

Reserve Contribution	35,105.04	0.00
Reserve Interest Income	481.97	24.96
TOTAL Reserve Income	35,587.01	24.96

## Reserve Expenses

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

TOTAL RESERVES (224,580.00) (155,284.56)

NET INCOME/(LOSS) 1,032,551.73 (155,219.29)

YEAR END 12/12

## Accounts

Actual

Actual

## Reserve Income

9000 - Reserve Contribution	\$0.00	\$0.00
9002 - Reserve Interest Income	\$0.00	\$24.96
Total Reserve Income	\$0.00	\$24.96

## Special Assessment Income

9100 - SA Reserve Contribution	\$0.00	\$0.00
Total Special Assessment Income	\$0.00	\$0.00

Total Reserve Income \$0.00 \$24.96

## Reserve Expense

## Reserve Expenses

9208 - RES-Plumbing	\$0.00	\$4,289.88
9216 - RES-Concrete	\$0.00	\$24,972.00
9219 - RES-Signage	\$8,329.00	\$8,329.00
9222 - RES-Tree & Shrub	\$0.00	\$22,839.21
9224 - RES-Landscaping	\$0.00	\$47,903.20
9226 - RES-Flooring	\$0.00	\$8,549.42
9228 - RES-HVAC/Boiler	\$0.00	\$12,800.00
9232 - RES-Retaining Wall	\$0.00	\$8,095.00
9234 - RES-Exterior Townhome	\$0.00	\$3,477.01
9240 - RES-Condo Building	\$0.00	\$1,169.00
9244 - RES-Balcony	\$0.00	\$46,186.80
Total Reserve Expenses	\$8,329.00	\$188,610.52

## Special Assessment Expense

9302 - Roof	\$0.00	\$110,552.00
9304 - Fire Alarm System	\$0.00	\$18,964.70
Total Special Assessment Expense	\$0.00	\$129,516.70

Total Reserve Expense \$8,329.00 \$318,127.22

Reserve Net Income (\$8,329.00) (\$318,102.26)

Net Income \$1,568.79 (\$302,819.91)