

Highline Meadows Budget analysis Jan 2014 to Jan 2015

1. 221K "OTHER" reserve Expenses changed from year before at 71k

	Actual 2010	Actual 2011	Actual 2012	5-yr Average	Approved 2013	YTD 9/30/13	% of Budget Spent to Date	Proposed 3%
RESERVES								
Reserve Income								
Reserve Contribution		35,105.04	0.00	7,021.01	18,722.00	10,921.19	58.3%	18,722.00
Reserve Interest Income		481.97	24.96	101.39	50.00	2.01	4.0%	0.00
TOTAL Reserve Income	0.00	35,587.01	24.96	7,122.39	18,772.00	10,923.20	58.2%	18,722.00
Reserve Expenses								
RES-Other		25,315.26	0.00	5,063.05	0.00	71,185.38		0.00
RES-CBB Loan Interest		0.00	0.00	0.00	0.00	0.00		0.00
RES-Balcony		0.00	46,186.80	9,237.36	0.00	0.00		0.00
RES-Truck/Plow				0.00		195.46		0.00
RES-Reserve Study		0.00	0.00	0.00	0.00	0.00		0.00
RES-Concrete		0.00	24,972.00	4,994.40				0.00
RES-Signage		0.00	8,329.00	1,665.80		(430.00)		0.00
RES-Plumbing		51,190.17	4,289.88	11,096.01	0.00	10,582.20		0.00
RES-Fire/Water Remediation		0.00	0.00	0.00	0.00	0.00		0.00
RES-Asphalt		31,474.61	0.00	6,294.92	0.00	0.00		0.00
RES-Garage Painting		0.00	0.00	0.00	0.00	0.00		0.00
RES-Painting		4,625.00	0.00	925.00	0.00	0.00		0.00
RES-Tree & Shrub		28,451.97	22,839.21	10,258.24	0.00	0.00		0.00
RES-Major Landscape		64,995.42	47,903.20	22,579.72	0.00	1,372.50		0.00
RES-Website		0.00	0.00	0.00	0.00	0.00		0.00
RES-Parking Lot		0.00	0.00	0.00	0.00	0.00		0.00
RES-Pool		0.00	0.00	0.00	0.00	0.00		0.00
RES-Clubhouse		26,511.40	0.00	5,302.28	0.00	0.00		0.00
RES-Retaining Wall		27,603.18	8,095.00	7,139.64	0.00	0.00		0.00
RES-Exterior Townhome		0.00	3,477.01	695.40	0.00	0.00		0.00
RES-Condo Bldg.		0.00	1,169.00	233.80	0.00	0.00		0.00
RES-Engineering		0.00	0.00	0.00	0.00	0.00		0.00
RES-Laundry Room		0.00	0.00	0.00	0.00	0.00		6,000.00
RES-HVAC/Boiler		0.00	12,800.00	2,560.00	0.00	0.00		14,000.00
RES-Flooring		0.00	8,549.42	1,709.88	0.00	7,506.19		8,500.00
TOTAL Reserve Expenses	0.00	260,167.01	188,610.52	89,755.51	0.00	90,411.73		28,500.00
TOTAL RESERVES	0.00	(224,580.00)	(188,585.56)	(82,633.11)	18,772.00	(79,488.53)	-423.4%	(9,778.00)
NET INCOME/(LOSS)	(31,791.86)	1,032,551.73	(154,791.62)	652,972.87	(223,119.05)	(125,560.50)	56.3%	(268,515.20)

	Actual 2013	5-yr Average	Approved 2014	YTD 12/31/14	% of Budget Spent to Date	Increase 4.5%
ATV Fuel	138.30	143.62	300.00	5.00	1.7%	0.00
ATV Maintenance	123.85	252.74	450.00	0.00	0.0%	0.00
TOTAL Maintenance Personnel	92,547.92	107,168.31	80,430.00	79,685.39	99.1%	0.00
Utilities						
Gas & Electricity	6,050.08	15,712.60	6,500.00	6,366.93	98.0%	7,500.00
Utility Audit	0.00	627.12	0.00	0.00		0.00
Water	56,137.41	61,431.08	55,000.00	49,350.73	89.7%	55,000.00
Sewer	66,696.48	43,886.25	73,392.00	17,836.97	24.3%	70,000.00
Trash Services	33,901.33	20,503.72	27,000.00	28,270.59	104.7%	27,000.00
TOTAL Utilities	162,785.30	142,160.77	161,892.00	101,825.22	62.9%	159,500.00
TOTAL EXPENSES	837,032.96	959,814.95	1,165,330.00	711,121.75	61.0%	971,528.40
NET OPERATING INCOME	3,141.96	277,532.00	(258,737.20)	135,953.83		0.00
RESERVES						
Reserve Income						
Reserve Contribution	18,721.83	7,021.01	18,722.00	4,680.48	25.0%	111,360.40
Reserve Interest Income	5.53	101.39	0.00	46.21		0.00
TOTAL Reserve Income	18,727.36	7,122.39	18,722.00	4,726.69	25.2%	111,360.40
Reserve Expenses						
RES-Other	75,559.05	5,063.05	0.00	221,917.85		0.00
RES-CBB Loan Interest	0.00	0.00	0.00	0.00		0.00
RES-Balcony	594.78	9,237.36	0.00	0.00		0.00
RES-Truck/Plow	195.46	0.00	0.00	0.00		0.00
RES-Reserve Study	0.00	0.00	0.00	0.00		0.00
RES-Concrete	0.00	4,994.40	0.00	0.00		0.00
RES-Signage	(430.00)	1,665.80	0.00	0.00		0.00
RES-Plumbing	29,182.20	11,096.01	0.00	0.00		0.00
RES-Fire/Water Remediation	0.00	0.00	0.00	0.00		0.00
RES-Asphalt	0.00	6,294.92	0.00	0.00		0.00
RES-Garage Painting	0.00	0.00	0.00	0.00		0.00
RES-Painting	0.00	925.00	0.00	77,437.91		101,246.86
RES-Tree & Shrub	0.00	10,258.24	0.00	0.00		0.00
RES-Major Landscape	1,372.50	22,579.72	0.00	0.00		10,113.54
RES-Website	0.00	0.00	0.00	0.00		0.00
RES-Parking Lot	0.00	0.00	0.00	0.00		0.00
RES-Pool	0.00	0.00	0.00	0.00		0.00
RES-Clubhouse	0.00	5,302.28	0.00	0.00		0.00
RES-Retaining Wall	0.00	7,139.64	0.00	0.00		0.00
RES-Exterior Townhome	0.00	695.40	0.00	0.00		0.00
RES-Condo Bldg.	0.00	233.80	0.00	0.00		0.00
RES-Engineering	0.00	0.00	0.00	0.00		0.00
RES-Laundry Room	0.00	0.00	6,000.00	0.00		0.00
RES-HVAC/Boiler	0.00	2,560.00	14,000.00	0.00		0.00
RES - Major Lighting	1,450.90			0.00		0.00
RES-Flooring	16,274.24	1,709.88	8,500.00	0.00		0.00
TOTAL Reserve Expenses	124,199.13	89,755.51	28,500.00	299,355.76		111,360.40
TOTAL RESERVES	(105,471.77)	(82,633.11)	(9,778.00)	(294,629.07)		0.00
NET INCOME/(LOSS)		652,972.87	(268,515.20)	(158,675.24)		0.00
SPECIAL ASSESSMENT						
Special Assessment Income						
SA Contribution	0.00	71,276.90	241,891.00	0.00		241,891.00
TOTAL SA Income	0.00	71,276.90	241,891.00	0.00		241,891.00
Special Assessment Expenses						
SA-Roof	(2,599.25)	65,930.40	240,891.00	117,400.75		240,891.00
SA-Fire Alarm		39,836.11	0.00	0.00		0.00
SA-Hydrant		0.00	0.00	0.00		0.00
TOTAL SA Expenses	(2,599.25)	105,766.51	240,891.00	117,400.75		240,891.00
SA NET INCOME	2,599.25	(34,489.61)	1,000.00	(117,400.75)		1,000.00
TOTAL NET INCOME	2,599.25	34,489.61	(1,000.00)	117,400.75		1,000.00

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