

HIGHLINE MEADOWS CONDOMINIUM ASSOCIATION							
2017 Approved Budget							
	5-yr Average	2016 Budget	Actual Through 10/31/2016	YTD Budget through 2016	Percent of YTD Budget	2017 Budget 10% Increase	
Assessment Income							Assessments
Condo Assessment	430,242.32	434,257.12	362,395.50	361,880.90	100.1%	477,682.83	1 Bedroom Condo 226.73
Condo Maint./Util/HVAC	133,926.68	196,820.00	163,007.18	164,016.70	99.4%	216,502.00	2 Bedroom Condo 278.01
Townhome Assessment	241,695.48	267,666.72	223,055.60	223,055.60	100.0%	294,428.40	2 Bedroom TH 303.42
Late Fee/Fine Income	18,183.92	10,000.00	2,400.18	8,333.30	28.8%	4,000.00	3 Bedroom TH 400.37
Covenant Violation	64.00	0.00	320.00	0.00	N/A	0.00	
Newsletter Advertising	0.00	0.00	0.00	0.00	N/A	0.00	
Vending Income	4.13	0.00	0.00	0.00	N/A	0.00	
Clubhouse Rental Fees	160.00	200.00	50.00	150.00	33.3%	0.00	
Interest Income Operating	1,423.59	1,500.00	2,070.25	1,250.00	165.6%	1,500.00	
Legal Fee Income	10,889.51	12,500.00	6,047.01	10,416.70	58.1%	12,500.00	
Recovery of Bad Debt	0.00	0.00	4,542.01	0.00	N/A	0.00	
Insurance Claim	7,317.43	17,230.20	17,230.20	0.00	N/A	0.00	
Misc. Income	2.00	0.00	101.87	0.00	N/A	0.00	
Rental Unit Income	16,225.00	19,800.00	17,500.00	16,500.00	106.1%	0.00	
Garage Rental Income	5,798.86	12,000.00	7,555.00	10,000.00	75.6%	10,000.00	
Laundry Income	15,776.17	15,000.00	15,482.22	12,500.00	123.9%	15,000.00	
Easement Income	9,000.00	0.00	0.00	0.00	N/A	0.00	
BR Lift Station Income	3,093.94	6,150.00	2,142.13	4,612.50	46.4%	6,150.00	
Gain/Loss on Sale of Asset	2,200.00	0.00	0.00	0.00	N/A	0.00	
TOTAL Assessment Income	896,003.02	993,124.04	823,899.15	812,715.70	101.4%	1,037,763.23	
Special Assessment							
Special Assessment	(594.41)	0.00	0.00	0.00	N/A	0.00	
Total Special Assessment	(594.41)	0.00	0.00	0.00	N/A	0.00	
TOTAL INCOME	895,408.62	993,124.04	823,899.15	812,715.70	101.4%	1,037,763.23	
EXPENSES							
Administrative Expenses							
Management Fee	47,085.55	46,956.00	39,130.00	39,130.00	100.0%	49,303.00	
Administrative	3,815.89	2,500.00	(601.11)	2,075.00	-29.0%	2,500.00	
Copies, Printing	3,573.94	2,500.00	2,252.89	2,075.00	108.6%	5,700.00	
Postage & Delivery	1,459.51	2,000.00	705.21	1,650.00	42.7%	3,000.00	
Office Supplies	1,138.63	850.00	183.67	700.00	26.2%	750.00	
Bank Fees	524.27	500.00	0.00	415.00	0.0%	250.00	
Meeting Expenses	859.35	800.00	325.97	665.00	49.0%	400.00	

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	5-yr Average	2016 Budget	Actual Through 10/31/2016	YTD Budget through 2016	Percent of YTD Budget	2017 Budget	
Fire Alarm Monitoring	12,115.89	8,770.00	6,731.09	7,300.00	92.2%	9,000.00	
Fire/Security/Emerg. Exit	1,766.85	1,900.00	18,525.63	1,550.00	1195.2%	4,000.00	
Lighting/Fixtures/Bulbs	2,390.95	2,500.00	5,698.23	2,075.00	274.6%	2,500.00	
Locks/Keys	940.38	750.00	278.56	600.00	46.4%	750.00	
Painting/Paint Supplies	1,381.31	1,000.00	1,921.06	1,000.00	192.1%	1,000.00	
Asbestos Abatement	5,668.70	12,000.00	3,717.00	10,000.00	37.2%	12,000.00	
Screens/Glass & Doors	643.50	500.00	1,904.93	500.00	381.0%	1,200.00	
Laundry Room Expense	248.59	2,500.00	338.44	2,000.00	16.9%	2,000.00	
Misc. Maint.	4,043.91	1,500.00	5,079.50	1,250.00	406.4%	1,500.00	
TOTAL Condo Repair & Maint.	153,809.33	203,220.00	254,671.10	172,608.30	147.5%	218,030.00	
Townhome Maintenance							
Plumbing	5,468.93	8,000.00	4,570.69	6,600.00	69.3%	8,000.00	
Exterior Maintenance	311.41	4,000.00	3,248.50	3,500.00	92.8%	4,000.00	
Drywall	2,766.33	3,500.00	5,526.17	3,000.00	184.2%	4,000.00	
TH Water Remediation	2,368.36	3,000.00	8,448.76	3,000.00	281.6%	9,000.00	
Electric Service Credit	852.83	648.00	495.00	540.00	91.7%	750.00	
TH Misc. Maint.	683.81	1,100.00	1,860.04	916.70	202.9%	1,200.00	
TOTAL Townhome Maint.	12,451.66	20,248.00	24,149.16	17,556.70	137.5%	26,950.00	
Landscaping & Grounds Maintenance							
Landscape Maintenance Contract	24,192.87	36,700.00	23,432.00	30,580.00	76.6%	35,148.00	
Snow Removal	7,094.93	30,000.00	35,995.48	20,000.00	180.0%	30,000.00	
Irrigation Maintenance	21,071.55	15,000.00	10,186.52	15,000.00	67.9%	15,000.00	
Tree & Shrub Maintenance	10,288.83	15,000.00	7,194.50	15,000.00	48.0%	15,000.00	
Fence Maintenance/Repairs	651.42	2,000.00	2,082.50	2,000.00	104.1%	1,500.00	
Concrete Repairs	2,395.52	10,000.00	2,400.00	10,000.00	24.0%	10,000.00	
Parking Lot Maintenance	4,228.04	15,000.00	12,765.61	15,000.00	85.1%	15,000.00	
Exterminator/Animal Control	1,412.15	3,000.00	1,990.00	2,700.00	73.7%	2,500.00	
Lighting	432.89	1,000.00	0.00	825.00	0.0%	1,000.00	
Hardware, Supplies, Equip	1,021.61	1,000.00	93.91	900.00	10.4%	500.00	
Grounds Patrol	0.00	0.00	0.00	0.00	N/A	0.00	
Common Area Maintenance	8,684.68	12,500.00	23,271.42	10,400.00	223.8%	12,000.00	
Lift Station Expenses	14,742.84	27,800.00	30,290.77	23,160.00	130.8%	27,800.00	
Lift Station Electricity	3,949.62	5,500.00	5,742.07	4,600.00	124.8%	5,500.00	
Lift Station Telephone	588.43	500.00	541.00	410.00	132.0%	500.00	
Pond Contract	3,541.20	3,500.00	3,122.50	3,500.00	89.2%	3,500.00	
Pond Maintenance	2,325.65	1,500.00	522.00	1,500.00	34.8%	1,500.00	
General Grounds	4,880.79	0.00	0.00	0.00	N/A	0.00	
TOTAL Landscaping & Grounds	111,503.02	180,000.00	159,630.28	155,575.00	102.6%	176,448.00	

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	5-yr Average	2016 Budget	Actual Through 10/31/2016	YTD Budget through 2016	Percent of YTD Budget	2017 Budget
Coupons	615.53	1,224.00	785.90	1,224.00	64.2%	0.00
Legal Fees - Collection	15,930.40	10,000.00	15,093.49	8,325.00	181.3%	10,000.00
Legal Fees - Ordinary	5,621.70	3,500.00	5,895.46	2,500.00	235.8%	4,000.00
Legal Fees - Risk Share Adj.	1,985.03	3,500.00	623.15	2,900.00	21.5%	1,000.00
Audit & Tax Return Prep	1,945.00	3,000.00	2,500.00	3,000.00	83.3%	2,800.00
Community Events	226.26	500.00	0.00	500.00	N/A	500.00
Newsletter	1,280.18	1,800.00	899.06	1,350.00	66.6%	1,800.00
Bad Debt	6.95	0.00	44,610.01	0.00	N/A	0.00
Loss on Sale of Condo	9,540.59	0.00	0.00	0.00	N/A	0.00
Reserve Transfer	11,701.30	152,675.84	?	127,229.90	0.0%	110,000.00
SA Reserve Transfer	71,276.90	0.00	0.00	0.00	N/A	0.00
Income Tax Payment	1,128.34	0.00	0.00	0.00	N/A	0.00
Website	468.00	420.00	140.00	0.00	#DIV/0!	480.00
Insurance	119,954.68	125,000.00	98,989.42	107,727.24	91.9%	120,000.00
TOTAL Administrative Expenses	300,138.01	357,725.84	211,533.12	301,466.14	70.2%	312,483.00
Insurance Claim						
Insurance Claim Expense	5,682.36	0.00	15,000.00	0.00	N/A	0.00
TOTAL Insurance Claim	5,682.36	0.00	15,000.00	0.00	N/A	0.00
Building Maintenance & Repairs						
Ext. Bldg. Maint. & Repairs	1,702.98	2,500.00	23,375.40	1,875.00	1246.7%	15,000.00
Roof & Gutter Repairs	36,961.53	25,000.00	25,761.00	21,000.00	122.7%	25,000.00
Rental Unit Expense	6.27	1,000.00	649.44	750.00	86.6%	2,500.00
Deck & Patio	1,464.00	3,000.00	433.52	2,500.00	17.3%	15,000.00
Garage	3,943.02	3,000.00	12,953.04	2,500.00	518.1%	4,000.00
Signs	66.99	0.00	0.00	0.00	N/A	0.00
TOTAL Building Maintenance	44,144.78	34,500.00	63,172.40	28,625.00	220.7%	61,500.00
Condo Repairs/Maint.						
Xcel Condo	42,604.73	64,000.00	40,234.20	53,000.00	75.9%	52,000.00
HVAC/Boiler	7,932.22	10,000.00	17,946.73	9,000.00	199.4%	12,000.00
Condo Bldg. Carpet Cleaning	1,558.27	6,500.00	388.50	6,500.00	6.0%	6,000.00
Cleaning & Janitorial	16,488.72	19,200.00	18,057.50	16,000.00	112.9%	21,600.00
Plumbing	29,082.35	25,000.00	43,045.44	20,833.30	206.6%	35,000.00
Exterminator	1,414.00	1,800.00	0.00	1,500.00	0.0%	180.00
Carpet/Flooring Maint.	4,407.24	7,500.00	5,386.95	7,500.00	71.8%	7,500.00
Condo Water Remediation	15,910.68	15,000.00	71,894.08	12,500.00	575.2%	30,000.00
Drywall	3,189.38	10,000.00	12,187.51	9,000.00	135.4%	10,000.00
Balcony Maintenance	994.94	11,000.00	48.75	9,000.00	0.5%	8,000.00
Electrical	1,026.73	1,800.00	1,287.00	1,500.00	85.8%	1,800.00

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