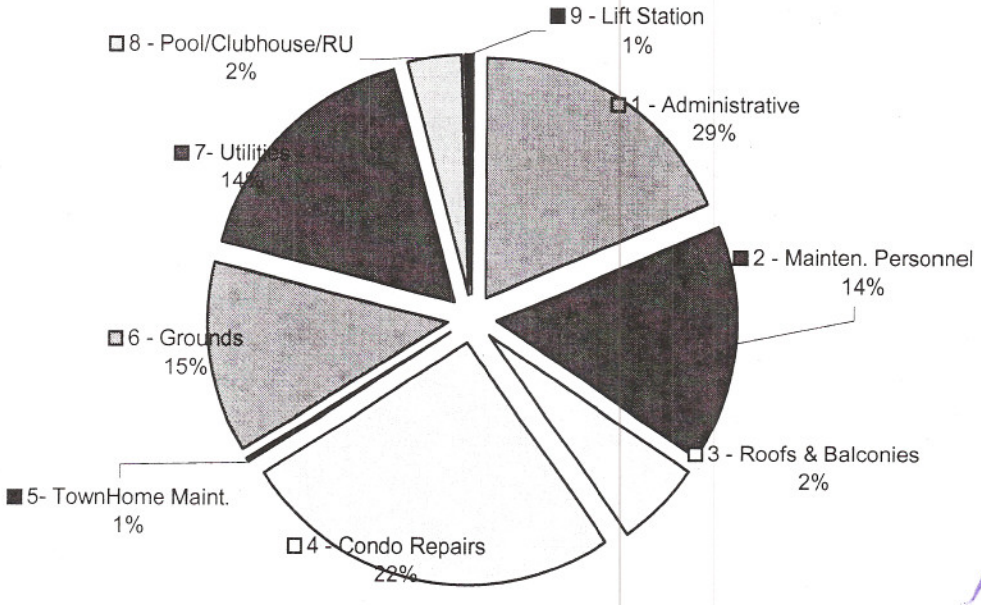
	Actual 2006/2007	
Expenses:		
1 Total Administrative Expenses	113,274.94	20.46%
2 Total Maintenance Personnel	96,752.66	17.47%
3 Roofs/Balcony (condo/townhomes)	34,546.67	6.24%
4 Total Condo Repairs/Maint.	155,944.47	28.16%
5 Total Townhome Maintenance	1,205.27	0.22%
6 Total Grounds	77,354.97	13.97%
7 Total Utilities	102,435.85	18.50%
8 Total Pool/Club House/Rental Unit	22,180.14	4.01%
9 Total Lift Station Expenses	3,689.89	0.67%
Total Expense	**553,771.15**	100.00%

Expense Summary



Highline Meadows HOA
Profit & Loss Budget Overview
2008

Highline Meadows 2008 Proposed Budget	ACTUAL	ACTUAL	BUDGET	ACTUAL	BUDGET
	FYE 6/30/05	FYE 6/30/06	FYE 2007	FYE 6/30/07	FYE 6/30/2008
OPERATING INCOME					
Income					
4020 Condo Dues	263,140.08	276,342.39	276,538.00	276,538.00	331,546.00
4025 Condo -Maint/Util/HVAC Dues	145,670.40	145,670.40	145,670.00	145,670.00	158,463.00
4030 Townhome Dues	172,580.00	180,989.00	180,744.00	180,744.00	212,454.00
4050 Late Fee/Covenant Violation Income	9,559.00	5,600.00	3,500.00	6,930.00	6,000.00
4065 Vending Income	159.24	204.16	100.00	124.97	100.00
4080 Clubhouse Rental	500.00	0.00	250.00	200.00	250.00
4110 Interest Income-Operating	335.60	438.58	0.00	246.99	0.00
4116 Legal Fee Income	0.00	1,416.57	500.00	0.00	5,000.00
4120 Rental Unit Income	4,113.80	12,600.00	12,600.00	12,487.10	14,700.00
4122 Garage Rental Income	6,885.00	7,200.00	7,200.00	7,200.00	9,200.00
4124 Laundry Income	14,382.53	15,728.65	13,000.00	15,793.41	15,300.00
4126 BR Lift Station Income	217.50	0.00	0.00	0.00	0.00
Total Income	**617,543.15**	**646,189.75**	**640,102.00**	**645,934.47**	**753,013.00**
OPERATING EXPENSES					
Administrative					
Insurance					
5031 Insurance - Association	101,345.90	55,661.89	63,031.00	61,950.52	65,240.00
4115 Insurance Claim Proceeds - Fire	0.00	0.00	0.00	(350,705.60)	0.00
5035 Insurance Claim Expenses - Fire	0.00	0.00	0.00	321,633.36	0.00
Total Insurance	**101,345.90**	**55,661.89**	**63,031.00**	**32,878.28**	**65,240.00**
Legal Fees					
5010 Legal Fees - Other	0.00	0.00	0.00	2,763.00	0.00
5011 Legal Fees - Collections	3,855.13	6,042.95	3,900.00	3,163.34	5,000.00
5012 Legal Fees - Governing Docs	0.00	0.00	0.00	3,899.50	7,000.00
5013 Legal Fees - Ordinary	0.00	0.00	0.00	565.00	1,800.00
Total Legal Fees	**3,855.13**	**6,042.95**	**3,900.00**	**10,390.84**	**13,800.00**
Regular Administrative					
5000 Management Fees	42,279.00	49,942.00	51,000.00	55,416.25	51,000.00
5003 Printing and Reproduction	2,763.12	2,842.53	3,000.00	2,089.26	6,000.00
5004 Postage and Delivery	1,826.09	1,576.56	1,700.00	2,982.14	4,000.00
5006 Office Supplies & Coupons	2,408.79	2,114.92	2,500.00	1,826.63	2,500.00
5007 Bank Fees	215.00	120.00	120.00	420.34	450.00
5008 Meeting Expenses	430.00	406.73	475.00	0.00	650.00
5015 Audit/Tax Return Preparation	575.00	325.00	1,375.00	350.00	1,800.00
5020 Newsletter	60.00	0.00	700.00	325.00	900.00
5021 Bad Debt	20,465.68	2,626.67	2,500.00	0.00	16,000.00
5023 Reserve Transfer	11,910.00	0.00	26,692.00	6,496.20	39,500.00
5040 Other Misc. Expenses	25.00	2,579.22	200.00	100.00	500.00
Reserve Study	1,675.00	1,000.00	0.00	0.00	0.00
Taxes	50.00	180.04	200.00	0.00	200.00
Total Regular Administrative	**84,682.68**	**63,713.67**	**90,462.00**	**70,005.82**	**123,500.00**
Total Administrative	**189,883.71**	**125,418.51**	**157,393.00**	**113,274.94**	**202,540.00**
Vehicles					
Van Expenses					
8411 Van Fuel	0.00	0.00	800.00	705.17	1,000.00
Total Van Expenses	**0.00**	**0.00**	**800.00**	**705.17**	**1,000.00**

Highline Meadows HOA
Profit & Loss Budget Overview
2008

Highline Meadows 2008 Proposed Budget	ACTUAL FYE 6/30/05	ACTUAL FYE 6/30/06	BUDGET FYE 2007	ACTUAL FYE 6/30/07	BUDGET FYE 6/30/2008
Truck Expenses					
5017 Truck Loan & Interest	0.00	0.00	0.00	166.15	5,423.00
Truck Insurance	0.00	0.00	2,000.00	0.00	2,500.00
8413 Fuel	995.93	1,939.36	1,200.00	1,118.76	2,400.00
8415 Plow	0.00	0.00	0.00	1,184.88	750.00
8417 Parts/Repairs	0.00	0.00	0.00	1,125.62	1,000.00
Total Truck Expenses	**995.93**	**1,939.36**	**3,200.00**	**3,595.41**	**12,073.00**
ATV Expenses					
5018 ATV Loan & Interest	0.00	0.00	0.00	361.76	3,514.00
8419 Fuel	0.00	0.00	0.00	137.89	400.00
8421 Parts/Repairs	0.00	0.00	0.00	181.07	400.00
Total ATV Expenses	**0.00**	**0.00**	**0.00**	**680.72**	**4,314.00**
Total Vehicles					
Maintanence Personnel					
8401 Payroll/Taxes	64,604.82	65,700.75	71,300.00	86,312.90	115,000.00
8405 Workers Comp Insurance	5,906.00	4,525.00	5,200.00	3,344.00	5,200.00
8407 Maintenance (Dues/Rent)	6,810.00	8,695.00	6,656.00	250.00	0.00
8409 Cell Phone/Fax	898.56	974.30	1,000.00	1,864.46	1,500.00
Total Maintanence Personnel	**78,219.38**	**79,895.05**	**84,156.00**	**91,771.36**	**121,700.00**
Building Maintenance & Repairs					
6010 Roofs/Balcony-Condo/Townhome	8,762.65	13,273.90	15,000.00	32,279.67	9,000.00
6033 Garage	6,354.17	3,354.66	3,500.00	2,267.00	3,500.00
Total Building Maintenance & Repairs	**15,116.82**	**16,628.56**	**18,500.00**	**34,546.67**	**12,500.00**
Condo Repairs/Maint.					
6500 Xcel - Condos	67,684.18	84,992.53	85,000.00	68,873.97	85,000.00
6502 HVAC/Boilers	11,811.72	6,447.09	5,000.00	6,223.67	7,000.00
6504 Cleaning/Janitorial	16,800.00	17,666.74	20,400.00	17,929.00	20,400.00
6506 Plumbing	11,126.93	15,567.61	15,000.00	27,366.07	30,000.00
6508 Exterminator	220.00	110.00	200.00	25.00	250.00
6510 Carpet/Flooring Repair/Replace	3,877.91	14,694.60	5,000.00	19,352.64	5,000.00
6512 Drywall Repair	294.86	1,370.17	1,500.00	2,436.25	1,500.00
6514 Electrical	1,373.13	2,679.20	2,000.00	56.38	1,500.00
6516 Fire/Security/Emergency/Exit	940.03	1,188.10	1,100.00	772.63	1,100.00
6518 Lighting/Fixtures & Bulbs	46.19	2,466.63	500.00	194.97	500.00
6520 Locks & Keys	1,232.68	592.95	600.00	2.61	500.00
6522 Painting/paint supplies	1,218.88	3,471.25	5,000.00	5,402.71	6,000.00
6524 Screens, glass & doors	692.90	853.75	900.00	519.42	500.00
6526 Misc Maintenance Supplies	4,825.89	3,175.09	3,000.00	6,789.15	3,000.00
Total Condo Repairs/Maint.	**122,145.30**	**155,275.71**	**145,200.00**	**155,944.47**	**162,250.00**
Townhome Maintenance					
6700 Plumbing	3,942.89	659.00	3,000.00	773.27	1,500.00
6702 Townhome Drywall Repairs	64.33	0.00	150.00	0.00	500.00
6708 Electrical service credit	248.30	432.00	432.00	432.00	500.00
6710 Other Townhome Expenses	504.00	0.00	0.00	0.00	0.00
Total Townhome Maintenance	**4,759.52**	**1,091.00**	**3,582.00**	**1,205.27**	**2,500.00**

Highline Meadows HOA
Profit & Loss Budget Overview
2008

Highline Meadows 2008 Proposed Budget	ACTUAL FYE 6/30/05	ACTUAL FYE 6/30/06	BUDGET FYE 2007	ACTUAL FYE 6/30/07	BUDGET FYE 6/30/2008
Landscaping & Grounds Maintenance					
7000 Landscape/Pruning Contract	34,400.12	27,245.04	33,256.00	30,900.00	56,000.00
7001 Snow Removal/Equipment	1,863.02	578.20	1,500.00	22,305.85	2,000.00
7004 Sprinkler	9,584.48	19,400.51	15,000.00	5,671.97	15,000.00
7018 Fence Maintenance	210.00	1,725.17	1,500.00	0.00	1,500.00
7019 Concrete Repair	8,331.75	1,427.00	5,000.00	50.45	4,000.00
7020 Roads and Parking Lot	1,418.41	19,199.79	25,000.00	300.00	500.00
7022 Tree Maintenance Program	0.00	6,028.00	6,000.00	1,080.00	4,600.00
7024 Exterminator/Animal Control	261.45	1,498.00	1,500.00	2,631.83	2,500.00
7040 Lighting	398.62	303.75	500.00	3,758.01	1,000.00
7066 Common Ground Maintenance	0.00	0.00	0.00	4,801.94	1,000.00
7108 Landscaping/Grounds Supplies	1,463.58	2,741.93	2,500.00	2,208.92	2,500.00
7850 Pond	8,767.89	5,724.23	5,500.00	3,646.00	5,500.00
Towing	0.00	315.00	0.00	0.00	0.00
Total Landscaping & Grounds Maintenance	**66,699.32**	**86,186.62**	**97,256.00**	**77,354.97**	**96,100.00**
Pool & Cabana					
8016 Telephone (clubhouse)	0.00	0.00	0.00	929.34	500.00
8035 Clubhouse electricity	3,275.99	4,679.48	5,000.00	5,304.64	5,000.00
8033 Clubhouse expenses	384.96	125.56	200.00	193.26	200.00
8042 Rental Unit Expenses	2,221.05	0.00	1,200.00	4,273.13	1,200.00
8040 Pool Expenses	5,875.00	8,672.46	7,500.00	11,479.77	8,000.00
Total Pool & Cabana	**11,757.00**	**13,477.50**	**13,900.00**	**22,180.14**	**14,900.00**
Lift Station Expenses					
7106 Electricity Lift Station	2,796.06	4,364.34	4,500.00	4,315.15	4,500.00
7110 Telephone Lift Station	644.41	615.59	615.00	564.76	636.00
7104 Other Lift Station Expenses	2,927.10	13,662.81	5,000.00	(1,190.02)	5,000.00
Total Lift Station Expenses	**6,367.57**	**18,642.74**	**10,115.00**	**3,689.89**	**10,136.00**
Utilities					
8301 Xcel Energy	2,631.18	2,248.10	2,500.00	2,952.17	3,000.00
8302 Water	33,351.60	40,612.25	44,500.00	40,831.54	45,000.00
8305 Sewer	42,480.51	0.00	47,000.00	47,377.84	49,000.00
8307 Trash Removal	11,393.13	12,880.06	12,000.00	11,274.30	16,000.00
Total Utilities	**89,856.42**	**55,740.41**	**106,000.00**	**102,435.85**	**113,000.00**
Total Operating Expenses	**585,800.97**	**554,295.46**	**640,102.00**	**607,384.86**	**753,013.00**
NET OPERATING INCOME	**31,742.18**	**91,894.29**	**0.00**	**38,549.61**	**0.00**