

Balance Sheet

Thursday, December 31, 2009

Highline Club Owners Asso

Accrual Accounting Year Starts January 1, 2009

ASSETS

Operating Cash & Investmt			
1010 Highline Club Oper CW		\$32,554.36	
	Total Operating Cash & Investmt		\$32,554.36
Accounts Receivable			
1210 Accounts Receivable		\$3,411.76	
	Total Accounts Receivable		\$3,411.76
Other Assets			
1320 Prepaid Insurance		\$5,718.81	
1330 Prepaid Expenses		\$5,513.76	
	Total Other Assets		\$11,232.57
	TOTAL ASSETS		<u>\$47,198.69</u>

LIABILITIES

Current Liabilities			
2010 Accounts Payable		\$8,414.39	
2030 Advanced Payments		\$6,901.00	
	Total Current Liabilities		\$15,315.39
	TOTAL LIABILITIES		<u>\$15,315.39</u>

EQUITY

Current Year Earnings-Asn		\$17,008.20	
Ret Earn-PrYr		\$14,875.10	
	TOTAL EQUITY		<u>\$31,883.30</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$47,198.69</u>

Balance Sheet

Thursday, December 31, 2009

Reserves

Accrual Accounting Year Starts January 1, 2009

ASSETS

Reserves Cash & Investmt

1110 RBC Wealth Management

\$110,132.80

1115 Highline Reserves MM CW

\$66,293.94

Total Reserves Cash & Investmt

\$176,426.74

TOTAL ASSETS

\$176,426.74

EQUITY

Current Year Earnings-Res

\$21,780.27

Ret Earn-PrYr

\$154,646.47

TOTAL EQUITY

\$176,426.74

TOTAL LIABILITIES AND EQUITY

\$176,426.74

Unexpended Budget Report

Thursday, December 31, 2009

Highline Club 2009 Operating Budget

Highline Club Owners Asso Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Dues-Homeowners	21,000.00	21,000.00	0.00	252,000.00	252,000.00	0.00	252,000.00	0.00
4040 CC &R Fines	0.00	0.00	0.00	175.00	60.00	115.00	60.00	(115.00)
4066 Insurance Claim Income	(103.00)	0.00	(103.00)	9,003.35	0.00	9,003.35	0.00	(9,003.35)
4080 Late Fee Income	25.00	50.00	(25.00)	600.00	600.00	0.00	600.00	0.00
4110 Miscellaneous Income	(113.00)	120.00	(233.00)	0.00	1,440.00	(1,440.00)	1,440.00	1,440.00
Total Income	20,809.00	21,170.00	(361.00)	261,778.35	254,100.00	7,678.35	254,100.00	(7,678.35)
TOTAL INCOME	20,809.00	21,170.00	(361.00)	261,778.35	254,100.00	7,678.35	254,100.00	(7,678.35)
EXPENSES								
Expenses								
6292 Homeowner Responsibility	0.00	0.00	0.00	58.00	0.00	58.00	0.00	(58.00)
9100 Operating Contingency	0.00	2,500.00	(2,500.00)	0.00	10,000.00	(10,000.00)	10,000.00	10,000.00
Total Expenses	0.00	2,500.00	(2,500.00)	58.00	10,000.00	(9,942.00)	10,000.00	9,942.00
Operating Expenses								
5021 Electric & Gas	1,035.42	800.00	235.42	8,066.72	9,600.00	(1,533.28)	9,600.00	1,533.28
5030 Phone Services	39.94	45.00	(5.06)	493.32	540.00	(46.68)	540.00	46.68
5035 Sewer	276.31	535.00	(258.69)	5,431.18	6,420.00	(988.82)	6,420.00	988.82
5070 Water	309.24	730.00	(420.76)	11,740.27	19,000.00	(7,259.73)	19,000.00	7,259.73
5090 Wastewater	551.37	558.33	(6.96)	6,616.44	6,700.00	(83.56)	6,700.00	83.56
Total Operating Expenses	2,212.28	2,668.33	(456.05)	32,347.93	42,260.00	(9,912.07)	42,260.00	9,912.07
Reserve Contributions								
5900 Reserve Contributions	5,100.00	5,100.00	0.00	61,200.00	61,200.00	0.00	61,200.00	0.00
Total Reserve Contributions	5,100.00	5,100.00	0.00	61,200.00	61,200.00	0.00	61,200.00	0.00
Maintenance Expenses								
6050 Bldg Repair/Maint	4,246.98	1,000.00	3,246.98	11,296.84	12,000.00	(703.16)	12,000.00	703.16
6053 Bldg Repair Slope Roof	0.00	700.00	(700.00)	1,563.28	2,800.00	(1,236.72)	2,800.00	1,236.72
6070 Clubhouse Maint/Supp	310.41	100.00	210.41	1,115.34	1,200.00	(84.66)	1,200.00	84.66
6080 Concrete/Asphalt Repairs	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6140 Fence/Wing Wall/Awnings	650.00	175.00	475.00	2,980.00	2,100.00	880.00	2,100.00	(880.00)

Unexpended Budget Report

Thursday, December 31, 2009

Highline Club 2009 Operating Budget (Continued)

Highline Club Owners Asso Accrual Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance Expenses (Continued)								
6230 Grounds Improvements	0.00	0.00	0.00	1,825.21	2,000.00	(174.79)	2,000.00	174.79
6232 Grounds-Supplies	0.00	0.00	0.00	1,878.00	0.00	1,878.00	0.00	(1,878.00)
6240 Grounds Maint/Contract	2,570.00	0.00	2,570.00	23,130.00	23,931.00	(801.00)	23,931.00	801.00
6250 Grounds Other	0.00	0.00	0.00	4,349.73	2,000.00	2,349.73	2,000.00	(2,349.73)
6260 Grounds-Tree/Shrub Care	(360.00)	0.00	(360.00)	10,082.60	7,000.00	3,082.60	7,000.00	(3,082.60)
6270 Grounds-Sprinkler Rprs	0.00	0.00	0.00	5,937.03	4,100.00	1,837.03	4,100.00	(1,837.03)
6290 Gutter Repairs	747.00	122.00	625.00	6,711.25	6,000.00	711.25	6,000.00	(711.25)
6360 Lighting Maintenance	290.49	163.00	127.49	4,869.94	2,000.00	2,869.94	2,000.00	(2,869.94)
6440 Pool Hot Tub Supplies	0.00	20.00	(20.00)	1,070.63	750.00	320.63	750.00	(320.63)
6450 Pool Hot Tub Repairs	0.00	0.00	0.00	1,725.00	1,000.00	725.00	1,000.00	(725.00)
6460 Pool Hot Tub Contract	475.00	538.00	(63.00)	5,039.87	6,458.00	(1,418.13)	6,458.00	1,418.13
6510 Snow Removal	565.00	600.00	(35.00)	3,075.00	3,000.00	75.00	3,000.00	(75.00)
Total Maintenance Expenses	9,494.88	3,668.00	5,826.88	86,649.72	77,339.00	9,310.72	77,339.00	(9,310.72)
Administration Expense								
7021 Administrative Expenses	119.40	100.00	19.40	2,031.55	1,200.00	831.55	1,200.00	(831.55)
7030 Audit/Taxes	0.00	1,250.00	(1,250.00)	2,200.00	2,500.00	(300.00)	2,500.00	300.00
7040 Bad Debts	0.00	0.00	0.00	300.00	0.00	300.00	0.00	(300.00)
7060 Copies/Postage/Printing	127.09	125.00	2.09	1,772.16	1,500.00	272.16	1,500.00	(272.16)
7110 Insurance Expense	2,062.27	2,583.00	(520.73)	26,343.79	30,996.00	(4,652.21)	30,996.00	4,652.21
7120 Legal Services	496.50	337.00	159.50	8,767.00	4,000.00	4,767.00	4,000.00	(4,767.00)
7130 Licenses	0.00	30.00	(30.00)	300.00	305.00	(5.00)	305.00	5.00
7140 Management Fees	1,900.00	1,900.00	0.00	22,800.00	22,800.00	0.00	22,800.00	0.00
Total Administration Expense	4,705.26	6,325.00	(1,619.74)	64,514.50	63,301.00	1,213.50	63,301.00	(1,213.50)
TOTAL EXPENSES	21,512.42	20,261.33	1,251.09	244,770.15	254,100.00	(9,329.85)	254,100.00	9,329.85
NET INCOME (LOSS)	(703.42)	908.67	(1,612.09)	17,008.20		17,008.20		
UNEXPENDED (OVER EXPENDED)								(17,008.20)

Unexpended Budget Report

Thursday, December 31, 2009

Highline Club 2009 Reserve Budget

Reserves Accrual Accounting Year Starts January 1, 2009

		Month To Date			Year To Date			Annual Budget	
		Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME									
Reserve Income									
9410 Reserve Income		5,100.00	5,100.00	0.00	61,200.00	61,200.00	0.00	61,200.00	0.00
9440 Reserve Interest Income		46.93	0.00	46.93	536.43	0.00	536.43	0.00	(536.43)
9441 Reserve Dividend Income		0.94	0.00	0.94	34.97	0.00	34.97	0.00	(34.97)
Total Reserve Income		5,147.87	5,100.00	47.87	61,771.40	61,200.00	571.40	61,200.00	(571.40)
TOTAL INCOME		5,147.87	5,100.00	47.87	61,771.40	61,200.00	571.40	61,200.00	(571.40)
EXPENSES									
Expenses									
9612 Awning Replacements		6,162.00	0.00	6,162.00	6,162.00	0.00	6,162.00	0.00	(6,162.00)
9615 Balconies		1,376.59	625.00	751.59	1,376.59	7,500.00	(6,123.41)	7,500.00	6,123.41
9630 Club House		0.00	333.33	(333.33)	0.00	4,000.00	(4,000.00)	4,000.00	4,000.00
9651 Driveways/Walkways		0.00	1,416.66	(1,416.66)	0.00	17,000.00	(17,000.00)	17,000.00	17,000.00
9790 Deck Structure		0.00	0.00	0.00	3,394.00	0.00	3,394.00	0.00	(3,394.00)
9875 Sloped Roofs		0.00	0.00	0.00	3,524.00	0.00	3,524.00	0.00	(3,524.00)
9880 Stair Replacement		2,942.57	1,250.00	1,692.57	24,534.54	15,000.00	9,534.54	15,000.00	(9,534.54)
Total Expenses		10,481.16	3,624.99	6,856.17	38,991.13	43,500.00	(4,508.87)	43,500.00	4,508.87
Reserve Expense									
9800 Reserve Expense		989.00	0.00	989.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
Total Reserve Expense		989.00	0.00	989.00	1,000.00	0.00	1,000.00	0.00	(1,000.00)
TOTAL EXPENSES		11,470.16	3,624.99	7,845.17	39,991.13	43,500.00	(3,508.87)	43,500.00	3,508.87
NET INCOME (LOSS)		(6,322.29)	1,475.01	(7,797.30)	21,780.27	17,700.00	4,080.27	17,700.00	
UNEXPENDED (OVER EXPENDED)									(4,080.27)