

Balance Sheet

Tuesday, September 30, 2014

Highline Club Owners Asso

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Investmt			
1010 Highline Club Oper CW		\$29,618.66	
	Total Operating Cash & Investmt		\$29,618.66
Accounts Receivable			
1210 Accounts Receivable		\$4,261.90	
	Total Accounts Receivable		\$4,261.90
Other Assets			
1320 Prepaid Insurance		\$35,234.51	
1330 Prepaid Expenses		\$730.39	
	Total Other Assets		\$35,964.90
	TOTAL ASSETS		<u>\$69,845.46</u>

LIABILITIES

Current Liabilities			
2010 Accounts Payable		\$5,587.41	
2030 Advanced Payments		\$11,868.61	
	Total Current Liabilities		\$17,456.02
	TOTAL LIABILITIES		<u>\$17,456.02</u>

EQUITY

Current Year Earnings-Asn		\$5,635.04	
Ret Earn-PrYr		\$46,754.40	
	TOTAL EQUITY		<u>\$52,389.44</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$69,845.46</u>

Balance Sheet

Tuesday, September 30, 2014

Reserves

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserves Cash & Investmt

1115 Highline Reserves MM CW

\$798,373.71

Total Reserves Cash & Investmt

\$798,373.71

TOTAL ASSETS

\$798,373.71

EQUITY

Current Year Earnings-Res

\$618,563.73

Ret Earn-PrYr

\$179,809.98

TOTAL EQUITY

\$798,373.71

TOTAL LIABILITIES AND EQUITY

\$798,373.71

Unaudited - For Management Purposes Only

Unexpended Budget Report

Tuesday, September 30, 2014

Highline Club 2014 Operating

Highline Club Owners Asso Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Dues-Homeowners	27,000.00	27,000.00	0.00	243,000.00	243,000.00	0.00	324,000.00	81,000.00
4080 Late Fee Income	0.00	62.50	(62.50)	550.00	562.50	(12.50)	750.00	200.00
4110 Miscellaneous Income	0.00	0.00	0.00	30.00	0.00	30.00	0.00	(30.00)
4170 Parking Spaces	50.00	125.00	(75.00)	1,250.00	1,125.00	125.00	1,500.00	250.00
Total Income	27,050.00	27,187.50	(137.50)	244,830.00	244,687.50	142.50	326,250.00	81,420.00
TOTAL INCOME	27,050.00	27,187.50	(137.50)	244,830.00	244,687.50	142.50	326,250.00	81,420.00
EXPENSES								
Expenses								
6232 Grounds-Supplies	0.00	32.25	(32.25)	0.00	290.25	(290.25)	387.00	387.00
Total Expenses	0.00	32.25	(32.25)	0.00	290.25	(290.25)	387.00	387.00
Operating Expenses								
5021 Electric & Gas	739.70	750.00	(10.30)	6,683.80	6,295.00	388.80	8,545.00	1,861.20
5030 Phone Services	39.76	40.50	(0.74)	360.90	364.50	(3.60)	486.00	125.10
5035 Sewer	866.54	693.50	173.04	7,180.81	6,241.50	939.31	8,322.00	1,141.19
5070 Water	1,900.71	2,000.00	(99.29)	12,609.54	12,421.00	188.54	16,621.00	4,011.46
5090 Wastewater	730.38	741.25	(10.87)	6,573.42	6,671.25	(97.83)	8,895.00	2,321.58
Total Operating Expenses	4,277.09	4,225.25	51.84	33,408.47	31,993.25	1,415.22	42,869.00	9,460.53
Reserve Contributions								
5900 Reserve Contributions	8,555.83	8,555.83	0.00	77,002.47	77,002.47	0.00	102,670.00	25,667.53
Total Reserve Contributions	8,555.83	8,555.83	0.00	77,002.47	77,002.47	0.00	102,670.00	25,667.53
Maintenance Expenses								
6050 Bldg Repair/Maint	450.00	1,692.92	(1,242.92)	10,279.52	15,236.26	(4,956.74)	20,315.00	10,035.48
6053 Bldg Repair Slope Roof	0.00	486.67	(486.67)	60.50	4,380.01	(4,319.51)	5,840.00	5,779.50
6070 Clubhouse Maint/Supp	210.26	106.75	103.51	1,502.70	960.75	541.95	1,281.00	(221.70)
6080 Concrete/Asphalt Repairs	0.00	333.34	(333.34)	0.00	3,000.00	(3,000.00)	4,000.00	4,000.00
6088 Elec/Maint/Rec Rm Supp	0.00	0.00	0.00	0.00	20.00	(20.00)	20.00	20.00
6140 Fence/Wing Wall/Awnings	350.00	0.00	350.00	4,756.00	1,501.00	3,255.00	1,501.00	(3,255.00)
6170 Exterminating	0.00	0.00	0.00	175.00	0.00	175.00	0.00	(175.00)

Unexpended Budget Report

Tuesday, September 30, 2014

Highline Club 2014 Operating (Continued)

Highline Club Owners Asso Accrual Accounting Year Starts January 1, 2014

	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	59.17	(59.17)	1,226.32	532.51	693.81	710.00	(516.32)
6240 Grounds Maint/Contract	2,710.00	2,710.00	0.00	24,390.00	24,390.00	0.00	24,390.00	0.00
6250 Grounds Other	172.50	197.75	(25.25)	2,609.50	1,779.75	829.75	2,373.00	(236.50)
6260 Grounds-Tree/Shrub Care	0.00	416.67	(416.67)	4,175.00	3,750.01	424.99	5,000.00	825.00
6270 Grounds-Sprinkler Rprs	596.38	423.00	173.38	4,247.37	3,807.00	440.37	5,076.00	828.63
6290 Gutter Repairs	0.00	626.17	(626.17)	700.00	5,635.51	(4,935.51)	7,514.00	6,814.00
6350 Misc Repairs & Maint	0.00	78.08	(78.08)	0.00	702.74	(702.74)	937.00	937.00
6360 Lighting Maintenance	55.00	357.84	(302.84)	2,443.48	3,220.50	(777.02)	4,294.00	1,850.52
6440 Pool Hot Tub Supplies	0.00	100.00	(100.00)	435.86	911.00	(475.14)	911.00	475.14
6450 Pool Hot Tub Repairs	0.00	182.17	(182.17)	1,002.67	1,639.51	(636.84)	2,186.00	1,183.33
6460 Pool Hot Tub Contract	800.00	452.17	347.83	4,725.00	4,069.51	655.49	5,426.00	701.00
6510 Snow Removal	0.00	0.00	0.00	4,263.60	1,221.00	3,042.60	1,821.00	(2,442.60)
Total Maintenance Expenses	5,344.14	8,222.70	(2,878.56)	66,992.52	76,757.06	(9,764.54)	93,595.00	26,602.48
Administration Expense								
7021 Administrative Expenses	45.00	100.00	(55.00)	673.27	1,600.00	(926.73)	2,058.00	1,384.73
7030 Audit/Taxes	0.00	0.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00
7040 Bad Debts	0.00	83.34	(83.34)	0.00	750.00	(750.00)	1,000.00	1,000.00
7060 Copies/Postage/Printing	86.68	184.75	(98.07)	1,498.26	1,662.75	(164.49)	2,217.00	718.74
7109 Insur - Boiler	0.00	14.84	(14.84)	123.18	133.50	(10.32)	178.00	54.82
7110 Insurance Expense	3,810.83	3,948.34	(137.51)	34,855.05	35,535.00	(679.95)	47,380.00	12,524.95
7111 Insurance - D & O	0.00	66.83	(66.83)	218.81	601.49	(382.68)	802.00	583.19
7112 Insurance - Umbrella	0.00	175.25	(175.25)	1,057.50	1,577.25	(519.75)	2,103.00	1,045.50
7113 Insur -Volunteer Accident	0.00	13.75	(13.75)	0.00	123.75	(123.75)	165.00	165.00
7116 Insur - Workers Comp	0.00	34.34	(34.34)	313.04	309.00	4.04	412.00	98.96
7120 Legal Services	0.00	250.00	(250.00)	1,532.39	2,250.00	(717.61)	3,000.00	1,467.61
7130 Licenses	0.00	126.17	(126.17)	1,470.00	1,135.51	334.49	1,514.00	44.00
7140 Management Fees	1,950.00	1,950.00	0.00	17,550.00	17,550.00	0.00	23,400.00	5,850.00
Total Administration Expense	5,892.51	6,947.61	(1,055.10)	61,791.50	65,728.25	(3,936.75)	86,729.00	24,937.50
TOTAL EXPENSES	24,069.57	27,983.64	(3,914.07)	239,194.96	251,771.28	(12,576.32)	326,250.00	87,055.04

Unexpended Budget Report

Tuesday, September 30, 2014

NET INCOME (LOSS)	<u>2,980.43</u>	<u>(796.14)</u>	<u>3,776.57</u>	<u>5,635.04</u>	<u>(7,083.78)</u>	<u>12,718.82</u>	
UNEXPENDED (OVER EXPENDED)							<u>(5,635.04)</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Tuesday, September 30, 2014

Highline Club 2014 Reserve

Reserves Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Special Assessments								
8001 Special Assessment	17,838	44,520	(26,682)	573,101	510,986	62,115	600,000	26,899
Total Special Assessments	17,838	44,520	(26,682)	573,101	510,986	62,115	600,000	26,899
Reserve Income								
9410 Reserve Income	8,556	8,556	0	77,002	77,002	0	102,670	25,668
9440 Reserve Interest Income	225	0	225	912	0	912	0	(912)
Total Reserve Income	8,781	8,556	225	77,914	77,002	912	102,670	24,756
TOTAL INCOME	26,619	53,076	(26,457)	651,015	587,988	63,026	702,670	51,655
EXPENSES								
Reserve Expense								
9258 Special Assessment Exp.	100	0	100	1,100	0	1,100	0	(1,100)
9630 Reserve Clubhouse	0	0	0	945	184,500	(183,555)	184,500	183,555
9635 Reserve Back Deck	0	0	0	0	19,652	(19,652)	19,652	19,652
9640 Concrete Pans	0	0	0	0	12,257	(12,257)	12,257	12,257
9651 Res Driveways	0	0	0	0	13,184	(13,184)	13,184	13,184
9660 Res Exterior Siding	0	50,000	(50,000)	2,000	200,000	(198,000)	200,000	198,000
9805 Reserve Recreation	0	30,000	(30,000)	28,406	113,600	(85,194)	123,600	95,194
9812 Res Balcony Membranes	0	0	0	0	29,664	(29,664)	29,664	29,664
9880 Stair Replacement	0	26,557	(26,557)	0	51,557	(51,557)	51,557	51,557
9881 Reserve Streets	0	28,064	(28,064)	0	118,064	(118,064)	118,064	118,064
Total Reserve Expense	100	134,621	(134,521)	32,451	742,478	(710,027)	752,478	720,027
TOTAL EXPENSES	100	134,621	(134,521)	32,451	742,478	(710,027)	752,478	720,027
NET INCOME (LOSS)	26,519	(81,545)	108,064	618,564	(154,490)	773,053	(49,808)	
UNEXPENDED (OVER EXPENDED)								(668,372)