

Balance Sheet

Friday, October 31, 2014

Highline Club Owners Asso

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Investmt		
1010 Highline Club Oper CW	\$41,856.87	
	Total Operating Cash & Investmt	\$41,856.87
Accounts Receivable		
1210 Accounts Receivable	\$4,541.78	
	Total Accounts Receivable	\$4,541.78
Other Assets		
1320 Prepaid Insurance	\$31,423.68	
1330 Prepaid Expenses	\$9,009.89	
	Total Other Assets	\$40,433.57
	TOTAL ASSETS	<u>\$86,832.22</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$12,824.28	
2030 Advanced Payments	\$13,681.74	
	Total Current Liabilities	\$26,506.02
	TOTAL LIABILITIES	<u>\$26,506.02</u>

EQUITY

Current Year Earnings-Asn	\$13,571.80	
Ret Earn-PrYr	\$46,754.40	
	TOTAL EQUITY	<u>\$60,326.20</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$86,832.22</u>

Balance Sheet

Friday, October 31, 2014

Reserves

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserves Cash & Investmt

1115 Highline Reserves MM CW

\$743,452.52

Total Reserves Cash & Investmt

\$743,452.52

TOTAL ASSETS

\$743,452.52

EQUITY

Current Year Earnings-Res

\$563,642.54

Ret Earn-PrYr

\$179,809.98

TOTAL EQUITY

\$743,452.52

TOTAL LIABILITIES AND EQUITY

\$743,452.52

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, October 31, 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	270,000.00	270,000.00	0.00	324,000.00	54,000.00
4080 Late Fee Income	100.00	62.50	37.50	650.00	625.00	25.00	750.00	100.00
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)	1,300.00	1,250.00	50.00	1,500.00	200.00
Total Income	27,150.00	27,187.50	(37.50)	271,980.00	271,875.00	105.00	326,250.00	54,270.00
TOTAL INCOME	27,150.00	27,187.50	(37.50)	271,980.00	271,875.00	105.00	326,250.00	54,270.00
EXPENSES								
Expenses								
6232 Grounds-Supplies	0.00	32.25	(32.25)	0.00	322.50	(322.50)	387.00	387.00
Total Expenses	0.00	32.25	(32.25)	0.00	322.50	(322.50)	387.00	387.00
Operating Expenses								
5021 Electric & Gas	456.71	750.00	(293.29)	7,140.51	7,045.00	95.51	8,545.00	1,404.49
5030 Phone Services	39.87	40.50	(0.63)	400.77	405.00	(4.23)	486.00	85.23
5035 Sewer	844.84	693.50	151.34	8,025.65	6,935.00	1,090.65	8,322.00	296.35
5070 Water	1,519.96	2,000.00	(480.04)	14,129.50	14,421.00	(291.50)	16,621.00	2,491.50
5090 Wastewater	730.39	741.25	(10.86)	7,303.81	7,412.50	(108.69)	8,895.00	1,591.19
Total Operating Expenses	3,591.77	4,225.25	(633.48)	37,000.24	36,218.50	781.74	42,869.00	5,868.76
Reserve Contributions								
5900 Reserve Contributions	8,555.83	8,555.83	0.00	85,558.30	85,558.30	0.00	102,670.00	17,111.70
Total Reserve Contributions	8,555.83	8,555.83	0.00	85,558.30	85,558.30	0.00	102,670.00	17,111.70
Maintenance Expenses								
6050 Bldg Repair/Maint	96.25	1,692.91	(1,596.66)	10,375.77	16,929.17	(6,553.40)	20,315.00	9,939.23
6053 Bldg Repair Slope Roof	0.00	486.66	(486.66)	60.50	4,866.67	(4,806.17)	5,840.00	5,779.50
6070 Clubhouse Maint/Supp	0.00	106.75	(106.75)	1,502.70	1,067.50	435.20	1,281.00	(221.70)
6080 Concrete/Asphalt Repairs	0.00	333.33	(333.33)	0.00	3,333.33	(3,333.33)	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	0.00	0.00	0.00	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

Friday, October 31, 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	59.16	(59.16)	1,226.32	591.67	634.65	710.00	(516.32)
6232 Grounds-Supplies	83.12	0.00	83.12	83.12	0.00	83.12	0.00	(83.12)
6240 Grounds Maint/Contract	0.00	0.00	0.00	24,390.00	24,390.00	0.00	24,390.00	0.00
6250 Grounds Other	0.00	197.75	(197.75)	2,609.50	1,977.50	632.00	2,373.00	(236.50)
6260 Grounds-Tree/Shrub Care	0.00	416.66	(416.66)	4,175.00	4,166.67	8.33	5,000.00	825.00
6270 Grounds-Sprinkler Rprs	344.34	423.00	(78.66)	4,591.71	4,230.00	361.71	5,076.00	484.29
6290 Gutter Repairs	0.00	626.16	(626.16)	700.00	6,261.67	(5,561.67)	7,514.00	6,814.00
6350 Misc Repairs & Maint	0.00	78.09	(78.09)	0.00	780.83	(780.83)	937.00	937.00
6360 Lighting Maintenance	365.84	357.83	8.01	2,809.32	3,578.33	(769.01)	4,294.00	1,484.68
6440 Pool Hot Tub Supplies	0.00	0.00	0.00	435.86	911.00	(475.14)	911.00	475.14
6450 Pool Hot Tub Repairs	0.00	182.16	(182.16)	1,002.67	1,821.67	(819.00)	2,186.00	1,183.33
6460 Pool Hot Tub Contract	0.00	452.16	(452.16)	4,725.00	4,521.67	203.33	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	889.55	5,412.62	(4,523.07)	67,882.07	82,169.68	(14,287.61)	93,595.00	25,712.93
Administration Expense								
7021 Administrative Expenses	20.00	200.00	(180.00)	693.27	1,800.00	(1,106.73)	2,058.00	1,364.73
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	83.33	(83.33)	0.00	833.33	(833.33)	1,000.00	1,000.00
7060 Copies/Postage/Printing	112.56	184.75	(72.19)	1,610.82	1,847.50	(236.68)	2,217.00	606.18
7109 Insur - Boiler	0.00	14.83	(14.83)	123.18	148.33	(25.15)	178.00	54.82
7110 Insurance Expense	3,810.83	3,948.33	(137.50)	38,665.88	39,483.33	(817.45)	47,380.00	8,714.12
7111 Insurance - D & O	0.00	66.84	(66.84)	218.81	668.33	(449.52)	802.00	583.19
7112 Insurance - Umbrella	0.00	175.25	(175.25)	1,057.50	1,752.50	(695.00)	2,103.00	1,045.50
7113 Insur -Volunteer Accident	0.00	13.75	(13.75)	0.00	137.50	(137.50)	165.00	165.00
7116 Insur - Workers Comp	0.00	34.33	(34.33)	313.04	343.33	(30.29)	412.00	98.96
7120 Legal Services	0.00	250.00	(250.00)	1,532.39	2,500.00	(967.61)	3,000.00	1,467.61
7130 Licenses	0.00	126.16	(126.16)	1,752.70	1,261.67	491.03	1,514.00	(238.70)
7140 Management Fees	1,950.00	1,950.00	0.00	19,500.00	19,500.00	0.00	23,400.00	3,900.00
Total Administration Expense	5,893.39	7,047.57	(1,154.18)	67,967.59	72,775.82	(4,808.23)	86,729.00	18,761.41
TOTAL EXPENSES	18,930.54	25,273.52	(6,342.98)	258,408.20	277,044.80	(18,636.60)	326,250.00	67,841.80

Unexpended Budget Report

Friday, October 31, 2014

NET INCOME (LOSS)	<u>8,219.46</u>	<u>1,913.98</u>	<u>6,305.48</u>	<u>13,571.80</u>	<u>(5,169.80)</u>	<u>18,741.60</u>	
UNEXPENDED (OVER EXPENDED)							<u>(13,571.80)</u>

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, October 31, 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	13,956	44,520	(30,564)	587,057	555,506	31,551	600,000	12,943
Total Special Assessments	13,956	44,520	(30,564)	587,057	555,506	31,551	600,000	12,943
Reserve Income								
9410 Reserve Income	8,556	8,556	0	85,558	85,558	0	102,670	17,112
9440 Reserve Interest Income	174	0	174	1,085	0	1,085	0	(1,085)
Total Reserve Income	8,730	8,556	174	86,644	85,558	1,085	102,670	16,026
TOTAL INCOME	22,686	53,076	(30,390)	673,701	641,064	32,636	702,670	28,969
EXPENSES								
Reserve Expense								
9258 Special Assessment Exp.	125	0	125	1,225	0	1,225	0	(1,225)
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	30,504	0	30,504	32,504	200,000	(167,496)	200,000	167,496
9805 Reserve Recreation	46,978	10,000	36,978	75,384	123,600	(48,216)	123,600	48,216
9812 Res Balcony Membranes	0	0	0	0	29,664	(29,664)	29,664	29,664
9880 Stair Replacement	0	0	0	0	51,557	(51,557)	51,557	51,557
9881 Reserve Streets	0	0	0	0	118,064	(118,064)	118,064	118,064
Total Reserve Expense	77,607	10,000	67,607	110,058	752,478	(642,420)	752,478	642,420
TOTAL EXPENSES	77,607	10,000	67,607	110,058	752,478	(642,420)	752,478	642,420
NET INCOME (LOSS)	(54,921)	43,076	(97,997)	563,643	(111,414)	675,056	(49,808)	
UNEXPENDED (OVER EXPENDED)								(613,451)