

**PROPOSED
HIGHLINE CLUB HOMEOWNERS ASSOCIATION
2012 BUDGET**

				\$350/Mo/Unit
				2012
	2010	2011	YTD ACTUAL	PROPOSED
	ACTUAL	BUDGET	JAN-OCT	BUDGET
INCOME				
Assessments	252,000	252,000	210,000.00	252,000
Late Fee Income	949	600	850.00	600
Miscellaneous Income	2,985	0	85.00	50
Violations Code Income	0	0	425.00	100
Insurance Claim Income	0	0	-	0
Supplemental Assessment	22,000			
TOTAL INCOME	\$ 277,934	\$ 252,600	211,360.00	\$ 252,750
EXPENSES				
Operating Contingency		1,000	-	1,000
TOTAL EXPENSES		1,000	-	1,000
Operating Expenses				
Electric & Gas	8,218	9,300	7,236.33	9,000
Sewer	5,628	5,800	6,413.10	7,000
Telephone	458	500	383.82	500
Wastewater	6,617	6,900	5,513.76	9,000
Water	17,530	15,375	18,377.20	21,000
TOTAL OPERATING EXPENSES	38,450	37,875	37,924.21	46,500
RESERVE CONTRIBUTIONS				
Reserve contributions	61,200	61,200	51,000.00	61,200
TOTAL RESERVE CONTRIBUTIONS	61,200	61,200	51,000.00	61,200
Maintenance Expenses				
Building Repair/Maintenance	26,462	16,000	24,915.59	20,000
Building Repair Slope Roof	18,875	2,000	2,369.65	2,500
Building Repair Gutters	16,539	5,000	2,295.50	4,000
Clubhouse Maintenance/Supplies	2,569	1,000	575.45	800
Concrete/Asphalt Repairs		1,000	-	1,000
Fence/Wing Wall/Awnings	701	10,000	377.00	5,470
Ground Maintenance/Lands Commit		1,000	59.25	650
Ground Maintenance Contract	23,290	24,300	18,900.00	22,730
Grounds-Tree/Shurb Care	15,108	3,000	155.00	500
Grounds-Sprinkler Repairs	7,817	7,000	4,293.45	5,500
Grounds Other	2,660	3,045	1,284.65	1,800
Lighting Maintenance/Contract	4,241	3,800	4,368.47	4,000
Pool Hot Tub Contract	5,700	5,700	5,364.38	5,700
Pool/Hot Tub Repairs	175	780	155.00	500
Pool/Hot Tub Supplies	1,242	1,300	881.76	1,000
Snow Removal	2,360	3,000	1,225.00	3,000
TOTAL MAINTENANCE EXPENSE	127,738	87,925	67,220.15	79,150
Administration Expense				
Administrative Expenses	2,444	1,000	1,240.35	1,200
Audit/Taxes	2,400	2,400	2,400.00	2,400
Bad Debts		700	-	300
Copies/Postage/Printing	2,545	2,800	1,573.39	1,800
Insurance Expense	25,493	27,000	28,059.06	32,000
Legal Services	9,755	7,000	1,801.95	2,300
Licenses	257	300	1,470.00	1,500
Management Fees	22,800	23,400	19,500.00	23,400
TOTAL ADMINISTRATION EXPENSE	65,695	64,600	56,044.75	64,900
TOTAL INCOME	277,934	252,600	211,360.00	252,750
TOTAL EXPENSES	293,083	252,600	212,189.11	252,750
NET INCOME	\$ (15,149)	\$ -	(829.11)	\$ -