

# Memo

## Weatherstone at Highlands Ranch Association, Inc

Re: Financial statements for the six months ending June 30, 2009

### **Balance sheet notes:**

A detailed list of the AR Homeowners Dues can be found on page 5.

### **Income statement notes:**

Revenues are the unfavorable to budget by \$589.88 due to Legal Fee (\$398.58) and Bad Debt Recovery/Loss (\$166.28).

Administration expenses are favorable to budget by \$1,113.45 due to the savings in Operating Contingency (\$2,400.00), Legal Fees (\$127.46), and Bank Charges (\$119.27). We do have unfavorable variances in Community Activities (\$1,669.29) and Administrative (\$163.23).

The Pool expenses are favorable to budget by \$1,931.93 due to savings in all line items except Clubhouse/Pool Supplies with an unfavorable variance of \$270.10 due to the purchase of signs. The largest savings are in Pool Area Irrigation (\$767.78) and Pool Gas (\$666.52).

The Grounds expenses are favorable to budget by \$2,815.98 due to saving in all but two line items. The largest positive variances are in Grounds Outside of Contract (\$1,210.21) and Grounds Improvements (\$1,000.00). We have unfavorable variances in Sprinkler Repair (\$1,141.08) and Lighting Maintenance (\$192.00).

The Utilities expenses are now favorable to budget by \$470.24 due to the savings in Grounds Irrigation (\$796.05) and Electric (\$259.19). However, Trash is unfavorable to budget by \$585.00.

Net Operating Revenue after transfers to reserves are \$11,966.84 versus a budgeted income of \$6,225.12 resulting in a favorable variance of \$5,741.72 due to the above mentioned items.

### **Reserves:**

Reserve Fund Net Income is favorable to budget by \$11,900.78 due to a large savings in Wood Privacy Fence (\$17,271.78). We do have an unfavorable variance in Entrance Monument expense (\$2,678.20). We also have an unbudgeted Pool Repair expense of \$2,168.00 required by the Virginia Graeme Backer Act and the irrigation clock replacement that cost \$1,374.06.

If you should have any questions or comments, please call me at (303) 471-8841 or e-mail at [bsheppelman@hrcaonline.org](mailto:bsheppelman@hrcaonline.org)

Kind Regards,  
Highlands Ranch Community Association  
Subassociation Services

Weatherstone at Highlands Ranch  
 Summary of All Units  
 For the Six Months Ending June 30, 2009

Account	Description	Operating	Reserve	Total
<b>ASSETS</b>				
<b>Operating Assets</b>				
1010	Operating - Wells Fargo	\$59,780.35	\$0.00	\$59,780.35
	Total Operating Assets	59,780.35	0.00	59,780.35
<b>Reserve Assets</b>				
1050	Reserve - Dain Rauscher	0.00	104,467.05	104,467.05
1055	Reserve - Dain Rauscher Change in	0.00	(127.00)	(127.00)
	Total Reserve Assets	0.00	104,340.05	104,340.05
<b>Other Assets</b>				
1100	A/R Homeowners Dues	859.44	0.00	859.44
1625	Due From Reserves	11,231.21	0.00	11,231.21
1200	Prepaid Insurance	1,370.25	0.00	1,370.25
1210	Prepaid Expenses	1,298.00	0.00	1,298.00
1220	Prepaid Income Tax	507.00	0.00	507.00
	Total Other Assets	15,265.90	0.00	15,265.90
	Total Assets	75,046.25	104,340.05	179,386.30
<b>LIABILITIES &amp; EQUITY</b>				
<b>Current Liabilities</b>				
2100	Prepaid Assess Homeowners dues	17,758.24	0.00	17,758.24
2000	Accounts Payable	7,202.92	0.00	7,202.92
2005	Accrued Accounts Payable	(1,573.75)	0.00	(1,573.75)
2600	Due to Operating From Reserve	0.00	11,231.21	11,231.21
	Total Liabilities	23,387.41	11,231.21	34,618.62
<b>Equity</b>				
3000	Future Capital Improvements	25,565.00	0.00	25,565.00
3200	Retained Earnings	(573.00)	99,062.32	98,489.32
3500	Working Capital Fund Equity	14,700.00	0.00	14,700.00
3150	Current YTD Income (Loss)	11,966.84	(5,953.48)	6,013.36
	Total Fund Equity	51,658.84	93,108.84	144,767.68
	Total Liabilities & Equity	75,046.25	104,340.05	179,386.30

7/21/09  
10:19 AM

Weatherstone at Highlands Ranch,  
Income Statement  
For the Six Months Ending June 30, 2009

Account	Description	Current Month		Favorable/ (Unfavorable)	Actual	Year-To-Date		Favorable/ (Unfavorable)	Yearly Budget	Budget Remaining
		Actual	Budget			Budget	Budget			
<b>OPERATING INCOME:</b>										
4000	Assessment Revenue	0.00	0.00	0.00	82,908.00	82,908.00	0.00	0.00	163,816.00	(82,908.00)
4400	Misc Income	0.00	4.17	(4.17)	75.00	25.02	49.98	50.00	50.00	25.00
4050	Late Fee Revenue	0.00	0.00	0.00	500.00	500.00	0.00	0.00	1,000.00	(500.00)
4100	Legal Fee Revenue	0.00	66.67	(66.67)	1.44	400.02	(398.58)	800.00	800.00	(798.56)
4110	Lien Fee Assessment	0.00	50.00	(50.00)	25.00	100.00	(75.00)	200.00	200.00	(175.00)
4830	Bad Debt Recovery/Loss	0.00	0.00	0.00	(166.28)	0.00	(166.28)	0.00	0.00	(166.28)
	Total Operating Income	0.00	120.84	(120.84)	83,343.16	83,933.04	(589.88)	167,866.00	167,866.00	(84,522.84)
<b>Expenses</b>										
5010	Administration	0.00	400.00	400.00	0.00	2,400.00	2,400.00	0.00	4,800.00	4,800.00
5020	Operating Contingency	0.00	0.00	0.00	1,750.00	1,800.00	50.00	0.00	1,800.00	50.00
5370	Audit/Tax Prep	456.75	480.00	23.25	2,781.50	2,880.00	98.50	0.00	5,990.00	3,208.50
5380 +	Insurance	50.00	100.00	50.00	150.00	200.00	50.00	0.00	1,160.00	1,010.00
5390	Taxes	0.00	10.00	10.00	(59.27)	60.00	119.27	120.00	120.00	179.27
5450	Bank Charges	0.00	83.33	83.33	372.52	499.98	127.46	1,000.00	1,000.00	627.48
5490	Legal Fees	1,417.65	1,417.50	(0.15)	8,505.90	8,505.00	(0.90)	0.00	17,010.00	8,504.10
5500	Management Fee	1,341.00	1,341.00	0.00	8,054.00	8,054.00	0.00	0.00	16,100.00	8,046.00
5600	Reserve Fund Transfer	333.00	333.00	0.00	2,002.00	2,002.00	0.00	0.00	4,000.00	1,998.00
5700	Future Capital Improvement	72.50	155.83	83.33	1,098.21	934.98	(163.23)	1,870.00	1,870.00	771.79
5410	Administrative	500.00	0.00	(500.00)	2,669.29	1,000.00	(1,669.29)	4,350.00	4,350.00	1,680.71
5720	Community Activities	120.00	41.67	(78.33)	240.00	250.02	10.02	500.00	500.00	260.00
5710	Web Site Maintenance	12.05	83.33	71.28	408.36	499.98	91.62	1,000.00	1,000.00	591.64
	Postage	4,252.95	4,445.66	192.71	27,972.51	29,085.96	1,113.45	59,700.00	59,700.00	31,727.49
	Total Administration	1,298.00	1,340.00	42.00	2,596.00	2,680.00	84.00	6,700.00	6,700.00	4,104.00
6900	Pool Cleaning	0.00	200.00	200.00	115.42	400.00	284.58	1,000.00	1,000.00	884.58
6910	Pool Area Maintenance	425.00	378.00	(47.00)	680.00	756.00	76.00	1,890.00	1,890.00	1,210.00
6960	Clubhouse Cleaning	118.49	154.00	35.51	578.10	308.00	(270.10)	770.00	770.00	191.90
6970	Clubhouse/Pool Supplies	1,573.75	1,600.00	26.25	3,147.50	3,200.00	52.50	8,000.00	8,000.00	4,852.50
6920	Pool Security	1,175.63	1,700.00	524.37	1,633.48	2,300.00	666.52	7,840.00	7,840.00	6,206.52
6985	Pool Gas	452.65	700.00	247.35	849.35	1,120.00	270.65	3,440.00	3,440.00	2,590.65
6990	Pool Electric	129.52	800.00	670.48	827.22	1,595.00	767.78	4,500.00	4,500.00	3,672.78
6995	Pool Area Irrigation	5,173.04	6,872.00	1,698.96	10,427.07	12,359.00	1,931.93	34,140.00	34,140.00	23,712.93
	Total Pool									

