

Weatherstone at Highlands Ranch Association, Inc.
Proposed 2005 Budget

<u>Revenue</u>	<u>Description</u>	<u>Expenses 9/30/04</u>	<u>Projected End 2004</u>	<u>Budget 2004</u>	<u>Budget 2005</u>
4010	Assessments	\$ 99,152.00	\$ 132,300.00	\$ 132,300.00	\$ 132,300.00
4400	Miscellaneous Income	\$ (134.00)	\$ (134.00)	\$ -	
4260	Late Fees	\$ 774.00	\$ 774.00	\$ -	
Total Rev		\$ 99,792.00	\$ 132,940.00	\$ 132,300.00	\$ 132,300.00
Admin					
5020	Audit/Tax Preparation	\$ 1,350.00	\$ 1,350.00	\$ 1,250.00	\$ 1,250.00
5370	Insurance	\$ 6,271.00	\$ 8,250.00	\$ 8,500.00	\$ 8,200.00
5380	Taxes	\$ 376.00	\$ 376.00	\$ 150.00	\$ 375.00
* 5400	Training/Seminars/Materials	\$ -	\$ -	\$ 500.00	\$ -
5450	Legal Fees	\$ 1,000.00	\$ 1,000.00	\$ 600.00	\$ 1,000.00
5490	Management Fees	\$ 7,403.00	\$ 12,500.00	\$ 10,800.00	\$ 15,500.00
5500	Reserve Fund Transfer	\$ 15,653.00	\$ 20,872.00	\$ 20,872.00	\$ 13,800.00
5700	Administrative	\$ 1,614.00	\$ 1,614.00	\$ 2,500.00	\$ 1,000.00
5410	Community Activities	\$ 2,320.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
*** 5720	Web Site Maintenance	\$ 644.00	\$ 644.00	\$ 500.00	\$ 500.00
5710	Postage	\$ 1,008.00	\$ 1,300.00	\$ 700.00	\$ 1,000.00
Total Admin		\$ 37,639.00	\$ 50,406.00	\$ 48,872.00	\$ 45,125.00
Pool					
** 6900	Pool Cleaning	\$ 5,399.00	\$ 5,399.00	\$ 5,000.00	\$ 6,000.00
** 6910	Pool Area Maintenance	\$ 2,563.00	\$ 2,563.00	\$ 1,000.00	\$ 1,500.00
* 6940	Pool Supplies/Lights	\$ -	\$ -	\$ 1,000.00	\$ -
** 6960	Clubhouse Cleaning	\$ 190.00	\$ 190.00	\$ -	\$ 750.00
** 6970	Clubhouse/Pool Supplies	\$ 668.00	\$ 668.00	\$ 1,000.00	\$ 200.00
6920	Pool Grounds Maintenance	\$ 7,485.00	\$ 7,485.00	\$ 8,000.00	\$ 8,000.00
6985	Pool Gas	\$ 5,224.00	\$ 6,200.00	\$ 8,404.00	\$ 7,500.00
6990	Pool Electric	\$ 1,609.00	\$ 2,000.00	\$ 2,904.00	\$ 2,500.00
** 6995	Pool Area Irrigation	\$ 1,996.00	\$ 2,500.00	\$ 4,700.00	\$ 3,500.00
Total Pool		\$ 25,134.00	\$ 27,005.00	\$ 32,008.00	\$ 29,950.00
Grounds					
7300	Grounds Maintenance	\$ 5,042.00	\$ 5,042.00	\$ 5,800.00	\$ 6,000.00
* 7400	Grounds Improvements	\$ 742.00	\$ 742.00	\$ 1,000.00	\$ -
7500	Annual Flowers	\$ 5,142.00	\$ 5,142.00	\$ 6,000.00	\$ 5,500.00
* 7550	Fence Maintenance	\$ 800.00	\$ 800.00	\$ 1,000.00	\$ -
7600	Lighting Maintenance	\$ 533.00	\$ 533.00	\$ 1,000.00	\$ 750.00
7700	Sprinkler Repair	\$ 2,194.00	\$ 2,500.00	\$ 2,000.00	\$ 1,500.00
7820	Snow Removal	\$ 5,906.00	\$ 5,906.00	\$ 1,750.00	\$ 2,500.00
Total Grounds		\$ 20,359.00	\$ 20,665.00	\$ 18,550.00	\$ 16,250.00
Utilities					
8780	Electric	\$ 1,301.00	\$ 1,500.00	\$ 400.00	\$ 1,500.00
8900	Trash Removal	\$ 22,417.00	\$ 30,150.00	\$ 30,870.00	\$ 32,000.00
** 8950	Grounds Irrigation/Sewer	\$ 2,840.00	\$ 3,300.00	\$ 1,600.00	\$ 3,500.00
Total Utilities		\$ 26,558.00	\$ 34,950.00	\$ 32,870.00	\$ 37,000.00
Grand Totals		\$ 109,690.00	\$ 133,026.00	\$ 132,300.00	\$ 128,325.00
Net Surplus/(Deficit)		\$ (9,898.00)		\$ -	\$ 3,975.00

Operating Cash Balance 09/30/2004 \$ 9,267.70
2004 Operating Surplus/(Deficit) \$ (726.00)
2005 Budget Surplus/(Deficit) \$ 3,975.00
Projected Operating Cash Balance 12/31/05 \$ 12,516.70

(Cash Balance Includes 10% Operating Contingency of Gross Revenues in the Amount of \$13,230)

* General ledger items that are being deleted for the 2005 budget because no annual expenses are planned *

** General ledger item has been re-named

*** General ledger item has been re-named. 2004 category was "Miscellaneous"