

Weatherstone at Highlands Ranch
Income Statement

	2006 Budget	2007 Budget	% change over 2006 Budget	Cost per home/month
Revenue				
OPERATING INCOME:				
Assessment Revenue	4000	151,704.00	151,704.00	129 per quarter 0.00%
Misc Income	4400	0.00	0.00	0.00%
Late Fee Revenue	4050	496.00	1,000.00	101.61%
Legal Fee Revenue	4100	0.00	0.00	0.00%
Lien Fee Assessment	4110	0.00	0.00	0.00%
Community Activities Revenue	4410	0.00	0.00	0.00%
Total Operating Income	152,200.00	152,704.00	0.33%	

Expenses

Administration

Operating Contingency	5010	8,000.00	5,500.00	-31.25%	\$1.56
Audit/Tax Prep	5020	1,500.00	1,700.00	13.33%	\$0.48
Insurance	5370	8,200.00	7,000.00	-14.63%	\$1.98
Taxes	5380 +(5385)	100.00	100.00	0.00%	\$0.03
Bank Charges	5390	200.00	50.00	-75.00%	\$0.01
Legal Fees	5450	1,000.00	1,000.00	0.00%	\$0.28
Management Fee	5490	15,500.00	15,500.00	0.00%	\$4.39
Reserve Study	5400	0.00	0.00	new line item N/A	\$0.00
Reserve Fund Transfer	5500	13,800.00	13,800.00	0.00%	\$3.91
Future Capital Improvement	5600	5,100.00	5,100.00	0.00%	\$1.45
Administrative	5700	1,200.00	1,000.00	-16.67%	\$0.28
Community Activities	5410	2,500.00	3,000.00	20.00%	\$0.85
Web Site Maintenance	5720	400.00	400.00	0.00%	\$0.11
Postage	5710	1,000.00	1,000.00	0.00%	\$0.28
Total Administration	58,500.00	55,150.00	-5.73%		

Pool

Pool Cleaning	6900	5,500.00	5,500.00	0.00%	\$1.56
Pool Area Maintenance	6910	1,000.00	1,500.00	50.00%	\$0.43
Pool Supplies/Lights	6940	0.00	0.00	N/A	\$0.00
Clubhouse Cleaning	6960	1,000.00	1,500.00	50.00%	\$0.43
Clubhouse/Pool Supplies	6970	750.00	250.00	-66.67%	\$0.07
Pool Grounds Maint	6920	8,650.00	11,000.00	27.17%	\$3.12
Pool Gas	6985	7,500.00	6,800.00	-9.33%	\$1.93
Pool Electric	6990	2,500.00	2,500.00	0.00%	\$0.71
Pool Area Irrigation	6995	5,000.00	5,500.00	10.00%	\$1.56
Total Pool	31,900.00	34,550.00	8.31%		

Grounds

Grounds Maintenance	7300	6,100.00	6,500.00	6.56%	\$1.84
Grounds Improvements	7400	0.00	1,000.00	N/A	\$0.28
Annual Flower Planting	7500	5,600.00	5,650.00	0.89%	\$1.60
Fence Maintenance	7550	500.00	500.00	0.00%	\$0.14
Lighting Maintenance	7600	500.00	1,000.00	100.00%	\$0.28
Sprinkler Repair	7700	2,500.00	2,000.00	-20.00%	\$0.57
Snow Removal	7820	2,500.00	2,000.00	-20.00%	\$0.57
Total Grounds	17,700.00	18,650.00	5.37%		

Utilities

Electric	8780	1,600.00	1,354.00	-15.38%	\$0.38
Trash Removal	8900	32,500.00	34,000.00	4.62%	\$9.64
Grounds Irrigation/Sewer	8950	10,000.00	9,000.00	-10.00%	\$2.55

Total Utilities 44,100.00 44,354.00 0.58%

Total Expenses 152,200.00 152,704.00 0.33%

Net Operating Income (Loss) 0.00 0.00 0.00%

	2006 Budget	2007 Budget	% change over 2006 Budget
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Reserve Income

Reserve Fund Income	9000	13,800.00	13,800.00	0.00%
Reserve Fund Interest	9100	0.00	706.00	N/A
		13,800.00	14,506.00	5.12%

Reserve Expense

Reserve Fund Expense 9200 3,937.00 4,080.00 3.63%

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Net Reserve Income (Loss) 9,863.00 10,426.00 5.71%

Net Surplus (Deficit) 9,863.00 10,426.00 5.71%