

Weatherstone at Highlands Ranch
2008 Budget

		2007	2008	
		Budget	Budget	
Revenue				
OPERATING INCOME:				
Assessment Revenue	4000	151,704.00	151,704.00	
Assessment Increase			3,528.00	
Late Fee Revenue	4050	1,000.00	1,000.00	
Legal Fee Revenue	4100	0.00	0.00	
Lien Fee Assessment	4110	0.00	0.00	
Community Activity Revenue	4410	0.00	1,500.00	
Misc Income	4400	0.00	0.00	
Total Operating Income		152,704.00	157,732.00	
Expenses				
<i>Administration</i>				
Operating Contingency	5010	5,500.00	6,600.00	
Audit/Tax Prep	5020	1,700.00	1,600.00	
Insurance	5370	7,000.00	7,000.00	
Taxes	5380 +(5385)	100.00	100.00	
Bank Charges	5390	50.00	50.00	
Legal Fees	5450	1,000.00	1,000.00	
Management Fee	5490	15,500.00	16,000.00	
Reserve Fund Transfer	5500	13,800.00	14,904.00	Per reserve study
Future Capital Improvement	5600	5,100.00	8,500.00	
Administrative	5700	1,000.00	1,750.00	
Community Activities	5410	3,000.00	4,500.00	
Web Site Maintenance	5720	400.00	500.00	
Postage	5710	1,000.00	1,000.00	
Total Administration		55,150.00	63,504.00	
<i>Pool</i>				
Pool Cleaning	6900	5,500.00	5,700.00	
Pool Area Maintenance	6910	1,500.00	2,000.00	
Pool Supplies/Lights	6940	0.00	0.00	
Clubhouse Cleaning	6960	1,500.00	2,200.00	
Clubhouse/Pool Supplies	6970	250.00	768.00	
Pool Grounds Maint	6920	11,000.00	0.00	Combine with Contract Maintenance
Pool Gas	6985	6,800.00	5,500.00	
Pool Electric	6990	2,500.00	2,600.00	
Pool Area Irrigation	6995	5,500.00	5,500.00	
Total Pool		34,550.00	24,268.00	
<i>Grounds</i>				
Grounds Contratal Maintenance	7300	6,500.00	10,960.00	Renamed Contract Maint.
Grounds outside of contract			4,000.00	New Line Item
Grounds Improvements	7400	1,000.00	1,000.00	
Annual Flower Planting	7500	5,650.00	0.00	Combine with Contract Maintenance
Fence Maintenance	7550	500.00	500.00	
Lighting Maintenance	7600	1,000.00	1,000.00	
Sprinkler Repair	7700	2,000.00	2,500.00	
Holiday Lighting		0.00	2,400.00	
Snow Removal	7820	2,000.00	4,000.00	
Total Grounds		18,650.00	26,360.00	
<i>Utilities</i>				
Electric	8780	1,354.00	1,900.00	
Trash Removal	8900	34,000.00	35,200.00	
Grounds Irrigation/Sewer	8950	9,000.00	6,500.00	
Total Utilities		44,354.00	43,600.00	
Total Expenses		152,704.00	157,732.00	
Net Operating Income (Loss)		0.00	0.00	
Reserves				
Reserve Income				
Reserve Fund Income	9000	13,800.00	14,904.00	Per reserve study
Reserve Fund Interest	9100	706.00	3,442.31	Per reserve study
		14,506.00	18,346.31	
Reserve Expense				
Reserve Fund Expense	9200	4,080.00	0.00	Per reserve study
		4,080.00	0.00	
Net Reserve Income (Loss)		10,426.00	18,346.31	
Net Surplus (Deficit)		10,426.00	18,346.31	