

Weatherstone at Highlands Ranch
Operating Fund

	Total Forecast	2009 Budget	Variance Favorable/ (Unfavorable)	2010 Budget
OPERATING INCOME:				
Assessment Revenue	165,816.00	165,816.00	0.00	165,816.00
Misc Income	158.30	50.00	108.30	50.00
Late Fee Revenue	1,075.00	1,000.00	75.00	1,000.00
Legal Fee Revenue	434.50	800.00	(365.50)	800.00
Lien Fee Assessment	225.00	200.00	25.00	200.00
Bad Debt Recovery/Loss	(166.28)	0.00	(166.28)	0.00
Total Operating Income	167,542.52	167,866.00	(323.48)	167,866.00
Administration				
Operating Contingency	800.00	4,800.00	4,000.00	3,652.00
Audit/Tax Prep	1,750.00	1,800.00	50.00	1,700.00
Insurance	5,801.75	5,990.00	188.25	6,090.00
Taxes	1,538.60	1,160.00	(378.60)	1,110.00
Bank Charges	(79.27)	120.00	199.27	120.00
Legal Fees	1,555.67	1,000.00	(555.67)	1,600.00
Management Fee	17,011.80	17,010.00	(1.80)	17,730.00
Reserve Fund Transfer	16,100.00	16,100.00	0.00	17,384.00
Future Capital Improvement	4,000.00	4,000.00	0.00	0.00
Administrative	1,678.64	1,870.00	191.36	1,730.00
Community Activities	3,774.18	4,350.00	575.82	4,350.00
Web Site Maintenance	480.00	500.00	20.00	500.00
Postage	818.60	1,000.00	181.40	1,000.00
Total Administration	55,229.97	59,700.00	4,470.03	56,966.00
Pool				
Pool Cleaning	6,490.00	6,700.00	210.00	6,700.00
Pool Area Maintenance	400.02	1,000.00	599.98	1,000.00
Clubhouse Cleaning	1,880.00	1,890.00	10.00	1,940.00
Clubhouse/Pool Supplies	691.82	770.00	78.18	770.00
Pool Security	6,295.00	8,000.00	1,705.00	7,000.00
Pool Gas	4,084.55	7,840.00	3,755.45	7,000.00
Pool Electric	2,469.49	3,440.00	970.51	3,440.00
Pool Area Irrigation	3,548.58	4,500.00	951.42	4,730.00
Total Pool	25,859.46	34,140.00	8,280.54	32,580.00
Grounds				
Grounds Maintenance	11,276.16	12,140.00	863.84	11,840.00
Grounds outside of contract	2,017.74	3,500.00	1,482.26	3,000.00
Grounds Improvements	0.00	1,000.00	1,000.00	0.00
Annual Flower Planting	1,617.25	1,500.00	(117.25)	1,650.00
Fence Maintenance	124.97	500.00	375.03	500.00
Lighting Maintenance	942.01	1,000.00	57.99	1,000.00
Sprinkler Repair	4,974.71	3,500.00	(1,474.71)	5,120.00
Holiday Lighting	2,985.95	3,000.00	14.05	3,800.00
Snow Removal	3,732.39	4,000.00	267.61	4,000.00
Total Grounds	27,671.18	30,140.00	2,468.82	30,910.00
Utilities				
Electric	1,872.92	2,370.00	497.08	2,250.00
Trash Removal	37,216.46	36,010.00	(1,206.46)	39,080.00
Grounds Irrigation	5,793.30	5,500.00	(293.30)	6,080.00
Total Utilities	44,882.68	43,880.00	(1,002.68)	47,410.00
Total Expenses	153,643.29	167,866.00	14,216.71	167,866.00
Net Operating Income (Loss)	13,899.23	6.00	13,893.23	0.00

Reserve Fund

	Total Forecast	2009 Budget	Variance Favorable/ (Unfavorable)	2010 Budget
Reserve Income				
Reserve Fund Income	16,100.00	16,100.00	0.00	17,384.03
Reserve Fund Interest	4,009.59	3,302.91	706.68	3,164.71
Total Reserve Income	20,109.59	19,402.91	706.68	20,548.74
Reserve Expense				
Pool Maintenance/Repair	2,168.00	0.00	(2,168.00)	1,316.09
Reserve Grounds Expense	5,340.00	0.00	(5,340.00)	0.00
Entrance Monuments	4,300.60	1,622.40	(2,678.20)	0.00
Metal Fence	1,794.00	11,220.52	9,426.52	3,000.00
Wood Trellis	0.00	9,247.68	9,247.68	3,000.00
Wood Privacy Fence	6,445.00	23,716.78	17,271.78	11,000.00
Irrigation Repairs/Replace	2,322.55	0.00	(2,322.55)	0.00
Total Reserve Expense	22,370.15	45,807.38	23,437.23	18,316.09
Net Reserve Income (Loss)	(2,260.56)	(26,404.47)	24,143.91	2,232.65
Net Surplus (Deficit)	11,638.67	(26,398.47)	38,037.14	2,232.65