

# Highland Park Homowners' Association FINAL BUDGET for 2011

Approved by Board of Directors 2/22/2011

Key Assumptions: Number of Homes  
Rebate

429

438

444

457

30.00

30.00

30.00

40.00

(ALL FIGURES IN \$1,000)	2007 Budget	2007 Actual	2008 Budget	2008 Actual	2009 Budget	2009 Actual	2010 Budget	2010 Actual	Variance	2011 Budget
<b>INCOME:</b>										
Assessment Fees	167.20	168.80	171.60	171.60	175.20	162.57	177.60	166.00	(11.60)	182.80
Party Center Revenue	2.00	2.00	2.00	1.50	1.50	2.73	2.00	1.54	(0.46)	1.25
Recovery - Labor Services					0.00	1.36	0.00	0.05	0.05	0.00
Recovery - Legal Owner Bill					0.00	0.21	0.00	3.05	3.05	0.00
Interest Income	3.00	3.40	3.40	1.20	1.00	0.00	3.00	0.15	(2.85)	0.20
All Other Income	1.00	2.60	1.00	1.50	1.50	1.92	1.50	2.50	1.00	1.50
Minus Rebate	(10.50)	(10.50)	(12.87)	(12.87)	(13.14)	0.00	(13.32)	0.00	13.32	(18.28)
<b>TOTAL</b>	<b>162.70</b>	<b>166.30</b>	<b>165.13</b>	<b>162.93</b>	<b>166.06</b>	<b>168.78</b>	<b>170.78</b>	<b>173.29</b>	<b>2.51</b>	<b>167.47</b>
	NA	NA	-1%	-2%	2%	4%	1%	3%		-3%
<b>OPERATING &amp; MAINTENANCE EXPENSES:</b>										
<b>ADMINISTRATIVE:</b>										
Advertising & Promotion					0.00	(0.21)	0.00	(0.10)	0.10	0.00
Bank/Ach Charges					0.00	0.34	0.35	0.24	0.11	0.30
Office Expenses					0.00	0.02	0.05	0.00	0.05	0.10
Postage	1.50	1.60	1.60	1.70	1.80	0.59	1.70	1.67	0.03	1.70
Printing	3.50	2.10	3.00	1.70	2.20	1.74	2.00	2.48	(0.48)	2.50
Dues & License Fees						0.31	0.35	0.31	0.04	0.35
Misc. Admin						0.46	0.45	0.17	0.28	0.20
Auto & Equipment						0.02	0.03	0.01	0.02	0.02
Insurance	3.50	3.60	3.60	3.60	3.70	3.50	3.60	7.29	(3.69)	7.50
All Other	1.70	1.40	1.50	1.08	1.50	0.00	0.00	0.00	0.00	0.00
<b>SUBTOTAL</b>	<b>10.20</b>	<b>8.70</b>	<b>9.70</b>	<b>8.08</b>	<b>9.20</b>	<b>6.77</b>	<b>8.53</b>	<b>12.07</b>	<b>(3.55)</b>	<b>12.67</b>
<b>PROFESSIONAL:</b>										
Audit & Accounting					0.00	0.25	0.25	0.25	0.00	0.25
Legal - Owner Billable					0.00	0.09	0.09	3.40	(3.31)	3.40
Legal - Association	2.00	1.10	1.50	1.40	1.50	0.66	0.75	0.69	0.06	0.65
Management Co.	9.60	9.60	9.60	9.60	9.60	9.60	9.60	9.60	0.00	9.60
All Other	0.30	0.20	0.30	0.30	0.30	0.00	0.00	0.00	0.00	0.00
<b>SUBTOTAL</b>	<b>11.90</b>	<b>10.90</b>	<b>11.40</b>	<b>11.30</b>	<b>11.40</b>	<b>10.59</b>	<b>10.69</b>	<b>13.94</b>	<b>(3.25)</b>	<b>13.90</b>
<b>CONTRACTED SERVICES:</b>										
Grounds/Total Care					0.00	3.63	3.60	7.31	(3.71)	7.00
Landscaping - Contract	40.00	43.20	41.00	47.80	49.00	44.94	45.50	41.10	4.40	42.00
Landscape-Mulch	8.00	7.10	8.20	7.60	8.00	10.03	10.00	7.82	2.18	7.80
Landscape-Trees/Schrubs	1.40	2.20	1.40	1.30	1.40	0.00	0.00	0.00	0.00	0.00
Landscape-Irrigation	0.60	1.10	0.80	2.10	1.50	0.96	1.00	1.10	(0.10)	1.00
Clubhouse Cleaning	6.00	5.70	6.00	6.40	6.50	6.05	6.30	5.76	0.54	6.00
Exterminator Contract					0.00	0.22	0.25	0.22	0.03	0.22
Swimming Pools	18.00	21.10	23.00	23.60	27.00	28.77	33.09	26.65	6.44	28.00
Snow Plowing	1.50	0.50	1.50	1.50	1.70	1.35	1.50	1.45	0.05	1.60
Trash Removal	1.00	1.00	1.00	1.10	1.10	1.04	1.10	1.75	(0.65)	1.90
All Other	1.10	1.40	1.40	1.50	1.50	0.00	0.00	0.00	0.00	0.00
<b>SUBTOTAL</b>	<b>77.60</b>	<b>83.30</b>	<b>84.30</b>	<b>91.40</b>	<b>97.70</b>	<b>96.99</b>	<b>102.34</b>	<b>93.16</b>	<b>9.18</b>	<b>95.52</b>
<b>MAINTENANCE &amp; REPAIRS:</b>										
Repair - Electrical	1.00	0.50	1.00	0.02	1.00	0.75	1.00	0.01	0.99	0.50
Repair - Misc	2.00	1.00	2.00	3.60	5.30	1.92	2.00	0.02	1.98	1.50
Repair - Plumbing					0.00	0.08	0.10	0.00	0.10	0.50
Bldg Ext Maint					0.00	0.00	0.50	0.00	0.50	0.50
Common Area Maint					0.00	2.74	2.83	3.73	(0.90)	4.00
Hallways Common Maint					0.00	0.03	0.05	0.00	0.05	0.00
Locks & Keys	0.30	1.00	0.50	0.70	0.80	0.02	0.50	0.67	(0.17)	0.60
Recreation Area Maint	2.00	3.00	2.00	1.20	2.00	0.35	0.75	3.28	(2.53)	2.00
Supplies - Gen Maint					0.00	0.05	0.05	0.00	0.05	0.10
Supplies - Gen Housekeeping					0.00	0.16	0.17	0.02	0.15	0.15
All Other	0.70	0.50	0.80	2.65	2.75	0.00	0.00	0.00	0.00	0.00
<b>SUBTOTAL</b>	<b>6.00</b>	<b>6.00</b>	<b>6.30</b>	<b>8.17</b>	<b>11.85</b>	<b>6.10</b>	<b>7.94</b>	<b>7.73</b>	<b>0.21</b>	<b>9.85</b>
<b>UTILITIES:</b>										
Gas	5.00	4.40	4.50	5.10	5.40	3.28	4.50	2.02	2.48	2.50
Electric	4.00	4.30	4.50	4.40	4.50	4.65	4.91	4.31	0.60	4.50
Phone					0.00	0.53	0.54	0.43	0.11	0.45
Water	4.00	3.60	4.00	3.80	4.00	3.96	4.12	3.91	0.21	3.90
Sewer					0.00	0.01	0.01	0.55	(0.54)	0.10
All Other	1.00	1.00	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
<b>SUBTOTAL</b>	<b>14.00</b>	<b>13.30</b>	<b>14.00</b>	<b>14.30</b>	<b>14.90</b>	<b>12.43</b>	<b>14.09</b>	<b>11.22</b>	<b>2.87</b>	<b>11.45</b>
<b>OTHER EXPENSES</b>										
Bad Debt					0.00	1.60	1.76	0.61	1.15	1.00
Taxes - Federal Income O/F					0.70	0.77	0.81	0.03	0.78	0.70
Taxes - Real Estate					6.30	7.24	7.24	7.14	0.10	7.35
<b>TAXES:</b>	<b>6.80</b>	<b>8.80</b>	<b>8.80</b>	<b>6.60</b>	<b>7.00</b>	<b>9.61</b>	<b>9.81</b>	<b>7.78</b>	<b>2.03</b>	<b>9.05</b>
<b>OPERATIONS SUBTOTAL</b>	<b>126.50</b>	<b>131.00</b>	<b>134.50</b>	<b>139.85</b>	<b>152.05</b>	<b>142.49</b>	<b>153.39</b>	<b>145.90</b>		<b>152.44</b>
	NA	NA	2.7%	6.8%	8.7%	1.9%	7.7%	2.4%		4.5%
<b>PROJECTS SUBTOTAL</b>	<b>27.00</b>	<b>35.00</b>	<b>17.50</b>	<b>8.80</b>	<b>14.50</b>	<b>2.80</b>	<b>17.30</b>	<b>4.32</b>		<b>16.00</b>
<b>SURPLUS (DEFICIT)</b>	<b>9.20</b>	<b>0.30</b>	<b>13.13</b>	<b>14.28</b>	<b>(0.49)</b>	<b>23.50</b>	<b>0.09</b>	<b>23.07</b>		<b>(0.97)</b>

**IMPROVEMENT PROJECTS:**

Parking Lot Lights Ph. 2	5.00	4.40								
Parking Lot Sewer/Pavement	12.00	10.50								
Clubhouse Painting	0.50	0.50								
Clubhouse Carpet	2.50	2.30								
Nature Park Water Study	4.00	3.70								
Nature Park Drainage	3.00	2.90								
Pond Fountain Upgrade		4.50								
Montrose Basin Landscaping		3.00								
Replace Five Trees---Brunner		1.50								
Security Upgrade		1.00								
Cut Down Five Trees		0.70								
<b>2007</b>	<b>SUBTOTAL</b>	<b>27.00</b>	<b>35.00</b>							
Parking Lot/Trail Seal			4.00	6.90						
Playground Mulch			1.50	0.00						
Basin Upgrade per Bramhall Inspections			5.00	0.00						
Playground Equipment			4.00	0.00						
Montrose Basin Wall Compacting			3.00	0.00						
Pool Furniture			0.00	1.90						
<b>2008</b>	<b>SUBTOTAL</b>		<b>17.50</b>	<b>8.80</b>						
Tennis Court Repairs					5.00	0.00				
Playground Mulch					1.50	0.00				
Playground Equipment					8.00	2.80				
<b>2009</b>	<b>SUBTOTAL</b>				<b>14.50</b>	<b>2.80</b>				
Tennis Court Repairs							5.00			
Bathroom Refresh							3.00			
Rec Area Fitness Eqmt							7.50	4.32		
Pool FF&E							1.80			
<b>2010</b>	<b>SUBTOTAL</b>						<b>17.30</b>	<b>4.32</b>		
Tennis Court Repairs									12.00	
Pool Repairs									2.00	
Pool FF&E									2.00	
<b>2011</b>	<b>SUBTOTAL</b>								<b>16.00</b>	