

Heritage Place Homeowners Association Income Statement Thru October 2013 Forecast

	Actual Current Month	Actual Y-T-D	Current Annual Budget	Approved Annual Budget	
INCOME	\$193	\$115,775	\$170,204	\$164,145	
ASSOCIATION DUES					
Dues paid in same year	\$ 132.86	\$ 96,627.71	\$93,389.56		
Prepaid dues from previous year			\$57,738.58		
Total dues paid			\$151,128.14	\$151,092.00	
FINES/LATE FEES/LEGAL	25.37	2,596.88	\$2,500.00	\$1,775.00	
INTEREST	35.24	335.94	\$387.00	\$389.00	
MISCELLANEOUS	0.00	25.00	\$0.00	\$0.00	
WATER REBATES (OPERATING EXP)*	0.00	16,189.31	\$16,189.31	\$10,889.00	
EXPENSES	\$13,449	\$125,627	\$164,656	\$146,731	
EXCESS INCOME	-\$13,255.29	-\$9,852.40	\$5,548.45	\$17,414.00	
Cash History	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
2008 Starting Year End Cash	\$94,627				
Estimated Income Change	-\$35,203	\$2,268	\$19,457	\$15,897	\$5,548
Cash On Hand Year End	\$59,424	\$61,692	\$81,149	\$97,046	\$102,594
Budget	\$60,350	\$59,308	\$59,309	\$77,340	\$119,985
Variance Notes:	Accelerated spending on dry lay walls including decorative fence cobble				
	Water rebate \$6,000 more than budgeted.				
	*Always remember to subtract any rebates from revenue for taxes				
EXPENSES					
LAWN CARE	\$0.00	\$20,802.47	\$27,160.00	\$27,160.00	
WEED CONTROL	0.00	4,567.00	\$2,000.00	\$2,000.00	
MISC. LANDSCAPE	0.00	16,235.47	\$25,160.00	\$25,160.00	
STORMWATER CONTROL	\$1,270.00	\$1,440.80	\$1,671.00	\$1,500.00	
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TREES/SHRUBS/BUSHES	\$6,035.69	\$10,636.20	\$7,680.00	\$8,000.00	
TREE/SHRUBS/BUSHES	6,035.69	10,636.20	\$7,680.00	\$8,000.00	
SPRINKLER	\$0.00	\$4,884.00	\$6,610.00	\$6,610.00	
REPAIRS ABOVE GROUND	0.00	824.00	\$1,800.00	\$1,800.00	
REPAIRS BELOW SURFACE	0.00	2,860.00	\$1,000.00	\$1,000.00	
FITTINGS	0.00	1,200.00	\$2,900.00	\$2,900.00	
REG. INSPECTION 464 HEAD	0.00	0.00	\$910.00	\$910.00	
SPRINKLER EQUIPMENT	\$0.00	\$0.00	\$0.00	\$0.00	
COMMUNITY DEVELOPMENT	-\$200.00	\$4,033.77	\$3,500.00	\$3,500.00	
COMMUNITY DEVELOPMENT	(200.00)	4,033.77	\$3,500.00	\$3,500.00	
UTILITIES	\$4,536.26	\$31,504.05	\$42,650.00	\$40,162.00	
INSURANCE	0.00	5,426.00	\$5,455.00	\$4,583.00	
WATER	4,187.62	22,452.70	\$32,888.00	\$31,330.00	
ELECTRICITY	348.64	3,085.33	\$3,783.00	\$3,725.00	
SEMSWA	0.00	540.02	\$524.00	\$524.00	

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CONSULTANTS	\$1,365.00	\$14,025.00	\$17,090.00	\$16,715.00	
MANAGEMENT FEES	1,200.00	12,000.00	\$14,400.00	\$14,400.00	
LEGAL FEES	165.00	2,025.00	\$2,690.00	\$2,315.00	
NEWSLETTER/WEB/DIRECTOR	\$207.54	\$1,443.30	\$1,934.00	\$1,469.00	
NEWSLETTER/WEB SITE/DIRECTORY	83.40	698.46	\$1,065.00	\$600.00	
POSTAGE/DELIVERY	124.14	744.84	\$869.00	\$869.00	
TOTAL NEWSLETTER/WEB/DIRECTORY					
ASSOCIATION	\$24.27	\$559.58	\$781.00	\$685.00	
Meetings	0.00	0.00	\$200.00	\$200.00	
Board	24.27	559.58	\$581.00	\$485.00	
OTHER OPERATING COSTS	\$10.00	\$1,015.00	\$4,180.00	\$4,830.00	
SNOW REMOVAL	0.00	975.00	\$4,150.00	\$4,800.00	
DUES & SUBSCRIPTIONS	10.00	40.00	\$30.00	\$30.00	
ASSET FENCES	\$0.00	\$6,240.33	\$13,500.00	\$11,500.00	
CALEY FENCE	0.00	4,211.30	\$5,000.00	\$5,000.00	
ARAPAHOE FENCE	0.00	2,644.03	\$5,000.00	\$5,000.00	
QUEBEC FENCE	0.00	(615.00)	\$3,500.00	\$1,500.00	
ASSET LAMP POSTS	\$200.00	\$336.00	\$2,100.00	\$2,100.00	
LAMP POST	200.00	336.00	\$2,100.00	\$2,100.00	
ASSETS OTHER	\$0.00	\$28,706.74	\$35,800.00	\$22,500.00	
HOA SHED	0.00	3,000.00	\$3,000.00	\$0.00	
GOLF CART	0.00	1,359.16	\$1,300.00	\$0.00	
COBBLE/DECORATIVE ROCK	0.00	3,113.00	\$12,000.00	\$10,000.00	
SIGNS	0.00	250.00	\$500.00	\$500.00	
DRY LAY ROCK WALLS	0.00	20,984.58	\$19,000.00	\$12,000.00	
TOTAL EXPENSES	\$13,448.76	\$125,627.24	\$164,656.00	\$146,731.00	