

**HOA at Highlands Ranch Golf Club
Income Statement**

	Total Forecast	2009 Budget	Variance Favorable/ (Unfavorable)	2010 Budget	% Increase over 2009 Budget
Revenue					
Assessment Revenue-Assessmnts	\$181,440	\$181,440	\$0	\$181,440	0.0%
Assessments - Townhomes	44,929	44,929	0	44,929	0.0%
Assessments - apartments	30,662	30,662	0	30,662	0.0%
Operating Interest Income	39	0	39	160	N/A
Social Events Revenue	64	0	64	500	N/A
Bad Debt Recover/Loss	(400)	(1,200)	800	(400)	(66.7%)
Total Revenue	256,734	255,831	903	257,291	0.6%
Revenues with offsetting expenses					
Late Fee Revenue - Assessmnts	1,287	1,500	(214)	1,350	(10.0%)
Legal Fee Income	5,599	1,500	4,099	6,760	350.7%
Lien Fee Income	350	500	(150)	350	(30.0%)
Legal-Collection Expense	(7,280)	(2,000)	(5,280)	(8,520)	326.0%
Total Offsetting Revenues	(45)	1,500	(1,545)	(60)	(104.0%)
EXPENSES					
Administration Expenses					
Management Fee	22,864	23,700	836	23,550	(0.6%)
Legal-General	9,926	15,000	5,074	7,830	(47.8%)
Audit Expense	1,950	2,100	150	2,050	(2.4%)
Income Tax Expense	1,109	1,400	291	2,030	45.0%
Administrative Expense	2,439	3,500	1,061	2,740	(21.7%)
Newsletter Expense	0	500	500	0	(100.0%)
Postage/Copies	1,460	2,700	1,240	1,850	(31.5%)
Bank Fees	259	500	241	360	(28.0%)
Insurance Expense	9,930	6,500	(3,430)	10,920	68.0%
Decorations	6,000	6,000	0	7,000	16.7%
Social Event Expense	3,267	5,000	1,733	5,000	0.0%
Web Site Expense	2,485	2,500	15	3,030	21.2%
Misc Expense	100	300	200	500	66.7%
Reserve Study	0	0	0	3,000	N/A
Transfer to Reserves	50,000	50,000	0	60,000	20.0%
Total Administration Expenses	111,788	119,700	7,912	129,860	8.5%
Grounds Expenses					
Grounds/Common Area Maint.	4,486	3,400	(1,086)	3,400	0.0%
Landscape Contract	21,573	25,400	3,827	22,220	(12.5%)
Flower Contract	8,517	9,500	983	8,770	(7.7%)
Landscape Improvements	2,228	5,000	2,772	4,200	(16.0%)
Sprinkler Repairs	6,778	11,900	5,122	8,240	(30.8%)
ET Monitoring Service	1,280	1,600	320	1,280	(20.0%)
Tree Spraying	11,236	10,900	(336)	11,570	6.1%
Mail Kiosk Repairs	0	0	0	1,000	N/A
Fence Repairs	0	0	0	2,000	N/A
Snow Removal	3,390	5,500	2,110	5,500	0.0%
Vandalism Repairs	981	500	(481)	790	58.0%
Lighting Repairs	3,110	1,500	(1,610)	2,500	66.7%
Total Grounds Expenses	63,578	75,200	11,622	71,470	(5.0%)
Utility Expenses					
Electricity Expense	3,739	4,500	761	4,000	(11.1%)
Water Expense	19,300	46,600	27,300	43,000	(7.7%)
Total Utility Expenses	23,039	51,100	28,061	47,000	(8.0%)
Total Operating Expenses	198,405	246,000	47,595	248,330	0.9%
TOTAL OPERATING NET INCOME/(LOSS)	\$58,329	\$9,831	\$48,498	\$8,961	(8.8%)

	Total Forecast	2009 Budget	Variance Favorable/ (Unfavorable)	2010 Budget	% Increase over 2009 Budget
Revenue					
Reserve Transfer Revenue	\$50,000	\$50,000	\$0	\$60,000	20.0%
Reserve Interest Income	4,902	4,000	902	3,700	(7.5%)
Total Revenue	54,902	54,000	902	63,700	18.0%
Expenses					
Wood Fence Repairs	0	15,000	15,000	0	(100.0%)
Wood Fence Stain	5,000	9,000	4,000	0	(100.0%)
Iron Fence Repairs	10,000	0	(10,000)	26,000	N/A
Pagoda Lights	35,000	0	(35,000)	0	N/A
Landscape Lighting Expense	0	1,304	1,304	0	(100.0%)
Monument Sign	8,189	3,000	(5,189)	0	(100.0%)
Tree - Replacement	5,000	5,000	0	6,500	30.0%
Sprinkler Repairs	17,475	18,000	525	0	(100.0%)
Mail Kiosks Repairs	6,487	0	(6,487)	0	N/A
Total Expenses	87,151	51,304	(35,847)	32,500	(36.7%)
TOTAL RESERVE NET INCOME/(LOSS)	(32,249)	2,696	(34,945)	31,200	1057.3%
TOTAL ASSOCIATION NET INCOME/(LOSS)	\$26,081	\$12,527	\$13,554	\$40,161	220.6%