

HILAND HILLS TOWNHOUSES
2018-2019 Approved Budget

TOTAL NUMBER OF UNITS IN ASSN. 168
 AVERAGE MONTHLY ASSESSMENT PER UNIT \$316.00

2018-2019 Association Monthly Fee		
End Units	325.00	156,000
Middle Units	313.00	480,768
Annual Fee Income		636,692

	06/30/18 Year End Budget	03/31/18 YTD Actuals	03/31/18 Actuals Annualized	06/30/19 Annual Budget	Change
REVENUE					
1.400100 Assessments (Fee)	622,176	466,632	622,176	636,692	14,516
TOTAL OPERATING ASSESSMENTS	622,176	466,632	622,176	636,692	14,516
OTHER OPERATING REVENUE					
1.420100 Late Charges	1,520	1,324	1,765	1,770	250
1.420300 Late Interest	1,340	328	437	440	(900)
1.445100 Fines & Violations	0	185	247	0	0
1.445500 Key/FOB Fees	0	50	67	0	0
1.445700 Repair & Maintenance Reimbursements	0	180	240	0	0
1.446100 Easement Income	0	1,678	2,237	0	0
1.449100 A/R Credit Balance Write Off	0	0	0	0	0
1.455100 Parking Income	0	225	300	0	0
1.455300 Rent Income	0	0	0	9,000	9,000
1.455600 Club House/Party Room Rental	0	35	47	0	0
1.475100 Miscellaneous Income	0	0	0	0	0
TOTAL OTHER OPERATING REVENUE	2,860	4,005	5,340	11,210	8,350
TOTAL OPERATING REVENUE	625,036	470,637	627,516	647,902	22,866
EXPENSES					
BUILDING					
1.500100 Building Maintenance	500	519	692	690	190
1.500600 Painting-Exterior	150	132	176	180	30
1.500700 Plumbing	2,000	0	0	2,000	0
1.500800 Sewer Lines Snake	1,000	4,587	6,116	2,000	1,000
1.500805 Sewer Clean-Out	0	0	0	0	0
1.500900 Sewer Lines Repairs	5,000	6,134	8,178	5,000	0
1.500910 Sewer Preventative	5,000	0	0	6,250	1,250
1.501000 Electrical	500	21	27	500	0
1.501310 Lighting	300	163	218	300	0
1.502100 Roof	3,000	3,521	4,694	5,000	2,000
1.502960 Mailboxes	0	560	746	300	300
1.503700 Pest Control	0	0	0	0	0
1.503900 Doors Locks & Keys	70	146	194	100	30
1.504000 Building Supplies	500	79	105	500	0
1.504100 Light Bulbs	300	134	179	300	0
1.504300 Cleaning/Janitorial Supplies	400	152	202	400	0
TOTAL BUILDING	18,720	16,148	21,527	23,520	4,800
MECHANICAL EQUIPMENT SYSTEMS					
1.525200 HVAC/Boiler Repairs	750	0	0	750	0
1.525300 HVAC/Boiler Inspection Fee	300	90	120	90	(210)
1.529999 Other HVAC/Boiler Expenses	100	0	0	100	0
TOTAL MECHANICAL/EQUIPMENT SY	1,150	90	120	940	(210)
FIRE ENTRY SECURITY SYSTEMS & SERVICES					
1.545150 Fire Sprinklers	80	62	83	62	(18)
1.545300 Fire Alarm Monitoring & Srvc Contract	1,900	1,534	2,045	2,050	150
1.545400 Fire Extinguishers	260	104	139	250	(10)

	06/30/18 Year End Budget	03/31/18 YTD Actuals	03/31/18 Actuals Annualized	06/30/19 Annual Budget	Change
TOTAL FIRE ENTRY SECURITY SYS 8	2,240	1,700	2,267	2,362	122
RECREATION FACILITIES					
1.600100 Pool Service Contract	7,020	3,780	5,040	7,020	0
1.600200 Pool	0	0	0	0	0
1.600300 Pool Equipment	500	736	981	3,700	3,200
1.600600 Pool Chemicals & Supplies	750	427	570	750	0
1.600700 Pool License Fee	400	400	533	400	0
1.620100 Clubhouse	1,000	627	836	1,000	0
TOTAL REC FACILITIES	9,670	5,970	7,960	12,870	3,200
GROUNDS					
1.700100 Landscape Contract	8,500	5,760	7,680	12,000	3,500
1.700150 Grounds Maintenance	0	0	0	0	0
1.700160 Landscape Renovations	2,000	486	649	7,000	5,000
1.700605 Trees/Plants/Shrubs	10,000	6,755	9,007	10,000	0
1.700700 Flowers, Beds & Shrubs	200	0	0	200	0
1.700800 Weed & Pest Control / Fertilizer	300	107	143	600	300
1.700805 Pest Control	600	0	0	600	0
1.700900 Sprinklers	400	723	964	750	350
1.701100 Backflow Testing	600	70	93	600	0
1.701200 Vehicles/Gas/Vehc Maint/Licenses	520	341	454	500	(20)
1.701350 Grounds Tools	500	312	416	500	0
1.701400 Grounds Supplies	100	0	0	200	100
1.701500 Snow Removal	6,000	592	789	6,000	0
1.710100 Lot/Street Sweeping	1,100	0	0	1,200	100
1.710450 Parking Lot Maintenance	250	0	0	300	50
1.720200 Asphalt	0	0	0	0	0
1.720205 Concrete & Asphalt Repairs	200	252	336	300	100
1.720220 Drainage	0	1,050	1,400	2,000	2,000
1.720300 Fences	3,500	86	114	1,500	(2,000)
1.720900 Lighting	300	0	0	300	0
1.721000 Signage	300	98	130	1,500	1,200
TOTAL GROUNDS	35,370	16,632	22,175	46,050	10,680
UTILITIES					
1.800150 Gas	7,230	4,753	6,338	6,530	(700)
1.800200 Electricity	10,540	7,167	9,556	9,840	(700)
1.800350 Water	35,920	41,281	55,042	56,690	20,770
1.800400 Sewer	69,980	17,376	23,168	23,860	(46,120)
1.800500 Storm Drains	17,365	8,682	11,577	11,920	(5,445)
1.800855 Trash Removal & Recycling	13,270	9,822	13,096	13,490	220
TOTAL UTILITIES	154,305	89,081	118,777	122,330	(31,975)
ADMINISTRATIVE EXPENSES					
1.900100 Management	10,080	7,560	10,080	10,500	420
1.900310 Office Supplies-Mgt	0	0	0	0	0
1.900400 Legal	9,000	3,922	5,229	6,000	(3,000)
1.900500 Reimbursed Legal	0	(1,955)	(2,606)	0	0
1.900600 Collection Expense Risk Share	4,340	2,425	3,233	3,230	(1,110)
1.900700 Insurance	80,000	113	151	90,000	10,000
1.900800 Insurance Deductible/Claims	0	0	0	0	0
1.900900 Audit/Review/Tax Prep	2,000	400	533	5,000	3,000
1.901000 Income Taxes-Fed	970	0	0	800	(170)
1.901100 Income Taxes-St	160	0	0	50	(110)
1.901101 Income Tax Expense	0	0	0	0	0
1.901350 Meeting Expenses	500	0	0	500	0
1.901400 Education	0	0	0	0	0
1.901500 Holidays/Entertainment	0	0	0	0	0
1.901800 Permits & Licenses	600	174	232	600	0
1.902000 Telephones	1,550	1,521	2,028	2,030	480

	06/30/18 Year End Budget	03/31/18 YTD Actuals	03/31/18 Actuals Annualized	06/30/19 Annual Budget	Change
1.902200 Office Supplies & Expense	2,700	2,033	2,711	3,490	790
1.902500 Computers	2,250	1,768	2,358	2,360	110
1.902800 Website	190	0	0	190	0
1.903180 Dues/Education/Subscriptions	0	0	0	0	0
1.903200 Bank Charges	0	59	79	80	80
1.903400 Bad Debt	0	0	0	0	0
1.904990 Miscellaneous Expense	0	85	113	110	110
1.904999 Other General Admin Expenses	490	101	135	140	(350)
TOTAL ADMIN EXPENSES	114,830	18,206	24,276	125,080	10,250
SALARIES					
1.910100 Wages/Sal - Manager	34,000	32,965	43,953	44,200	10,200
1.910200 Wages/Sal - Maintenance	31,200	0	0	31,200	0
1.910800 Wages/Sal -Bonuses	200	0	0	200	0
1.911100 Wages/Sal - Employer Taxes	4,190	2,675	3,566	4,200	10
1.911200 Wages/Sal - Payroll Processing	2,460	1,833	2,444	2,500	40
1.911300 Wages - Workers Comp	4,940	701	935	4,940	0
1.911400 Contract Labor	1,000	7,973	10,631	1,000	0
TOTAL SALARIES EXPENSE	77,990	46,147	61,529	88,240	10,250
Reserve Contribution					
1.410900 Reserve Contribution	210,961	158,221	210,961	215,300	4,339
Total Expenses and Reserve	662,076	324,254	432,339	636,692	