

HIGHLANDS AT STONEGATE NORTH
2012 BUDGET

INCOME:	<u>2012</u>	
BASE ASSESSMENTS	600,502	5.5% Increase on
DETACH 1-CAR GARAGE ASSESS	23,396	Base, garage & utility
DETACH 2-CAR GARAGE ASSESS	13,977	assessments
MASTER/UTILITY ASSESSMENTS	541,607	
INTEREST INCOME	25	
LATE FEE - NSF CHARGES	12,000	
TOTAL OPERATING INCOME:	<u>1,191,507</u>	
OPERATING EXPENSES (Base Assessment):		
ACCOUNTING FEES	900	REVIEW FOR 2012
ADMIN (Copies, Postage, Etc.)	7,500	
BAD DEBT	40,000	
COMMUNITY FUNCTIONS	700	
CONCRETE REPAIR	8,000	
FIRE SPRINKLER CLOSET	18,000	
GAS	1,800	
GENERAL MAINTENANCE	90,000	
GUTTER REPAIR	1,000	
INSURANCE	67,000	
LANDSCAPING & TREE MTNC/REPLACEMENT	6,000	
LAWN CONTRACT	54,600	
LEGAL EXPENSES	3,000	
LIGHT MAINT. (Elec. Repair)	9,000	
MANAGEMENT FEES	64,224	
PAINTING	3,000	
PEST CONTROL	300	
POOL REPAIR	3,000	
POOL OPERATION	8,000	
RETAINING WALL	600	
ROOF REPAIR	2,000	
SNOW REMOVAL	84,000	
SPRINKLER REPAIR	9,000	
STREET SWEEP & REPAIR	4,000	
TAXES FEDERAL/STATE	0	
TRASH	55,200	
TOTAL OPERATING EXPENSES (Base Assessment):	<u>540,824</u>	
MASTER ASSOCIATION / UTILITY EXPENSES:		
MASTER ASSOCIATION FEES	29,436	
ELECTRIC (IREA)	48,000	
WATER (Metro District)	425,000	
TOTAL MASTER ASSOCIATION / UTILITY FEES:	<u>502,436</u>	
TOTAL OPERATING + UTILITY EXPENSES:	1,043,260	
RESERVE ALLOCATION:	148,247	
RESERVE SHORTAGE CONTRIBUTION:		
TOTAL OPERATING + UTIL + RESERVE EXPENSES:		
Surplus (Shortage)	0	