

**Hiland Hills Townhouses**  
Assessment Allocation

Increase in operating assessment for YE 6/2010 Budget (12 months):

# Units	% Alloc	Total %	Assmt Amount	Per Unit/Yr	Per Unit/mo	Was	Final Incr # Used	New \$ Per Mo
128	0.5898	75.49%	\$457,200.00	\$2,696.57	\$224.71	\$217.50	\$0.00	\$225.00
40	0.6125	24.50%	\$457,200.00	\$2,800.35	\$233.36	\$225.00	\$0.00	\$233.00
168				\$5,496.92	\$458.08		\$0.00	\$345,600.00
								\$111,840.00
								\$457,440.00

12 months 12 months

Special assessment for 12 more months YE 6-2011:

# Units	% Alloc	Total %	Assmt Amount	Per Unit/Yr	Per Unit/mo
128	0.5898	75.49%	\$94,704.00	\$558.56	\$46.55
40	0.6125	24.50%	\$94,704.00	\$580.06	\$48.34
168				\$1,138.63	\$94.89

Per Unit/mo  
\$46.50  
\$48.50  
\$95.00

YE 6/2008 Budget (12 months):

# Units	% Alloc	Total %	Assmt Amount	Per Unit/Yr	Per Unit/mo
128	0.5898	75.49%	\$100,800.00	\$594.52	\$49.54
40	0.6125	24.50%	\$100,800.00	\$617.40	\$51.45
168				\$1,211.92	\$100.99

Hiland Hills Townhouse Association

PROPOSED BUDGET YE 6-2010

TOTAL NUMBER OF UNITS IN ASSN  
 BUDGET YR 2009 AVERAGE ASSESSMENT PER UNIT  
 BUDGET YR 2009 MAXIMUM ASSESSMENT INCREASE  
 BUDGET YR 2009 INCREASE (DECREASE) IN ANNUAL ASSESSMENTS  
 BUDGET YR 2009 INCREASE (DECREASE) IN MONTHLY ASSESSMENTS  
 BUDGET YR 2009 CONTINGENCY %  
 BUDGET YR 2009 PROJECTED INFLATION RATE  
 BUDGET YR 2009 NET INCOME (LOSS)

168  
 \$273.88  
 N.A.  
 27.00%  
 21235.75%  
 0.00%  
 0.00%  
 \$15,360

<- OR FLAT AMOUNT

	February-10 ACTUAL	February-10 BUDGET	February-10 VARIANCE	June-10 ANNUAL BUDGET	June-10 ANNUAL ANNUALIZED	June-11 ANNUAL PROPOSED	DESCRIPTION
<b>REVENUE</b>							
41100 Assessments Operating	256,253	256,252	1	384,380	384,380	399,740	2010 ANNUAL OP ASSESSMENT IS \$392,064
42100 Assessments Reserves	38,467	38,468	(1)	57,700	51,290	57,700	2010 ANNUAL RESERVE ASSESSMENT IS \$42,700
42160 Assessments - Special	67,270	67,270	(0)	94,704	89,690	94,704	Yr 7/1/09 - 6/30/2010 Only (Assmt ends 1/31/2014)
<b>TOTAL ASSESSMENTS</b>	<b>361,989</b>	<b>361,990</b>	<b>(1)</b>	<b>536,784</b>	<b>525,360</b>	<b>552,144</b>	<b>2010 TOTAL ASSESSMENT IS \$434,764</b>
LT-RESERVE FUNDING ASSESSMENTS - SPECIAL	(38,467)	(38,468)	1	(57,700)	(51,290)	(57,700)	
	(67,270)	(67,270)	0	(94,704)	(89,690)	(94,704)	
<b>TOTAL OPERATING ASSESSMENT</b>	<b>256,253</b>	<b>256,252</b>	<b>1</b>	<b>384,380</b>	<b>384,380</b>	<b>399,740</b>	
<b>OTHER OPERATING REVENUE</b>							
41180 Late Charges	2,787	0	2,787	0	4,180	2,000	Estimated
41200 Late Interest	1,013	0	1,013	0	1,520	500	Estimated
41220 Fines & Violations	400	0	400	0	600	0	N.A.
41280 Collection/NSF Fees	190	0	190	0	290	0	N.A.
41285 A/R Credit Balance W/O	0	0	0	0	0	0	N.A.
41320 Legal Fees-Reimb	1,069	2,648	(1,579)	3,970	1,600	1,600	2/10 annualized
41330 Repairs/Maint Reimb	522	0	522	0	780	0	N.A.
41335 Rental Income-Clubhouse	35	0	35	0	50	0	N.A.
41340 Rent Income-Party Room	0	0	0	0	0	0	N.A.
41345 Rent Income - Clubhouses #1 and #2	1500	0	1,500	0	2,250	7,200	2 PEOPLE IN 2010
41380 Interest/Taxable Income	0	0	0	0	0	0	N.A.
41900 Other Income	28	0	28	0	40	0	N.A.
41910 Miscellaneous Income	0	0	0	0	0	0	N.A.
<b>TOTAL OTHER OPERATING REVENUE</b>	<b>7,544</b>	<b>2,648</b>	<b>4,896</b>	<b>3,970</b>	<b>11,310</b>	<b>11,300</b>	
<b>TOTAL OPERATING REVENUE</b>	<b>263,797</b>	<b>258,900</b>	<b>4,897</b>	<b>388,350</b>	<b>395,690</b>	<b>411,040</b>	
<b>EXPENSES</b>							
<b>CONTINGENCY</b>							

Hiland Hills Townhouse Association

PROPOSED BUDGET YE 6-2010

TOTAL NUMBER OF UNITS IN ASSN. 168  
 BUDGET YR 2009 AVERAGE ASSESSMENT PER UNIT \$273.88  
 BUDGET YR 2009 MAXIMUM ASSESSMENT INCREASE N.A.  
 BUDGET YR 2009 INCREASE (DECREASE) IN ANNUAL ASSESSMENTS 27.00%  
 BUDGET YR 2009 INCREASE (DECREASE) IN MONTHLY ASSESSMENTS 21235.76%  
 BUDGET YR 2009 CONTINGENCY % 0.00%  
 BUDGET YR 2009 PROJECTED INFLATION RATE 0.00%  
 BUDGET YR 2009 NET INCOME (LOSS) \$15,360

<- OR FLAT AMOUNT

	February-10 ACTUAL	February-10 BUDGET	February-10 VARIANCE	June-10 ANNUAL BUDGET	June-10 ANNUAL ANNUALIZED	June-11 ANNUAL PROPOSED	DESCRIPTION
Contingency for Other Expenses							
	0						Flat Amount
<b>BUILDING</b>							
51020 Building Maintenance	0	336	336	500	0	0	N.A.
51035 Building Improvements	0	4,668	4,668	7,000	0	0	N.A.
51120 Building Exterior	0	1,668	1,668	2,500	0	1,500	Carpet - stair & office
51140 Bldg-Interior	2,247	668	(1,579)	1,000	3,370	0	n.a.
51160 Paint - Exterior	0	0	0	0	0	2,000	Fences +
51180 Paint - Interior	13	0	(13)	0	20	20	2/10 annualized
51200 Roof	11,182	1,208	9,974	18,132	16,770	16,770	2/10 annualized
51240 Gutters	0	8,748	8,748	13,120	0	0	N.A.
51280 Concrete & Asphalt	0	0	0	0	0	0	N.A.
51315 Doors Locks & Keys	0	136	136	200	0	0	N.A.
51320 Plumbing	4,617	200	(4,417)	300	6,930	6,930	2/10 annualized
51330 Sewer - Preventative	6,882	5,336	(1,546)	8,000	10,320	5,400	new Affordable contract
51340 Sewer - Unit Cleanouts	73	400	327	600	110	0	N.A.
51360 Electrical	6,102	800	(5,302)	1,200	9,150	9,150	2/10 annualized
51400 Lighting	1317	336	(981)	500	1,980	1,980	2/10 annualized
51440 Cleaning - Carpets	155	0	(155)	0	230	0	N.A.
51460 Pest Control	6478	200	(6,278)	300	9,720	9,720	2/10 annualized
51480 Supplies-Janitorial	267	336	69	500	400	400	2/10 annualized
51500 Supplies-Light Bulbs	208	268	60	400	310	310	2/10 annualized
51520 Supplies-Maint	1,097	536	(561)	800	1,650	1,650	2/10 annualized
51540 Supplies-Locks & Keys	40	268	228	400	60	60	2/10 annualized
<b>TOTAL BUILDING</b>	<b>40,678</b>	<b>36,992</b>	<b>(3,686)</b>	<b>55,452</b>	<b>61,020</b>	<b>55,890</b>	
<b>EQUIPMENT SYSTEMS</b>							
61020 Fire/Security/Entry Systems	932	736	(196)	1,100	1,400	1,400	2/10 annualized
61050 Fire Extinguisher Inspect	0	150	150	300	0	150	Estimated
61060 Boiler-Inspect	0	130	130	130	0	130	Estimated
61120 HVAC/Boiler	0	668	668	1,000	0	0	N.A.
61145 HVAC Supplies/Filters	0	0	0	0	0	0	N.A.
61290 Washers/Dryers	20	0	(20)	0	30	0	N.A.
<b>TOTAL EQUIPMENT SYSTEMS</b>	<b>952</b>	<b>1,684</b>	<b>732</b>	<b>2,530</b>	<b>1,430</b>	<b>1,680</b>	
<b>RECREATION FACILITIES</b>							
61520 Clubhouse Maintenance	218	40	(178)	60	330	330	2/10 annualized

Hiland Hills Townhouse Association

PROPOSED BUDGET YE 6-2010

TOTAL NUMBER OF UNITS IN ASSN. **168**  
 BUDGET YR 2009 AVERAGE ASSESSMENT PER UNIT **\$273.88**  
 BUDGET YR 2009 MAXIMUM ASSESSMENT INCREASE **N.A.**  
 BUDGET YR 2009 INCREASE (DECREASE) IN ANNUAL ASSESSMENTS **27.00%**  
 BUDGET YR 2009 INCREASE (DECREASE) IN MONTHLY ASSESSMENTS **21235.76%**  
 BUDGET YR 2009 CONTINGENCY % **0.00%**  
 BUDGET YR 2009 PROJECTED INFLATION RATE **0.00%**  
 BUDGET YR 2009 NET INCOME (LOSS) **\$15,360**

<- OR FLAT AMOUNT

	February-10 ACTUAL	February-10 BUDGET	February-10 VARIANCE	June-10 ANNUAL BUDGET	June-10 ANNUAL ANNUALIZED	June-11 ANNUAL PROPOSED	DESCRIPTION
61522 Clubhouse Furnishings	612	0	(612)	0	920	0	N.A.
61560 Chemicals/Supplies	1,561	1,468	(93)	2,200	2,340	2,340	2/10 annualized
61580 Pool-Equipment	0	0	0	0	0	0	N.A.
61590 Pool - Inspect	400	0	(400)	0	600	600	2/10 annualized
61600 Pool	233	262	29	390	350	350	2/10 annualized
61680 Pool Serv Contr	2,089	1,800	(289)	2,700	3,130	3,130	2/10 annualized
61800 Exercise Equipment	0	0	0	0	0	0	N.A.
<b>TOTAL REC FACILITIES</b>	<b>5,113</b>	<b>3,570</b>	<b>(1,543)</b>	<b>5,350</b>	<b>7,670</b>	<b>6,750</b>	
<b>GROUND</b>							
71020 Landscape-Contr	4,230	6000	1,770	9,000	6,350	0	N.A.
71025 Landscape-Trees/Shrubs	3,453	4,000	547	6,000	5,180	6,500	Estimated
71030 Landscape-Plant/Foliage	0	154	154	230	0	0	N.A.
71035 Landscaping-Other	110	0	(110)	0	170	0	N.A.
71040 Landscape Improvements	0	0	0	0	0	0	N.A.
71045 Fert/Weed Control	0	108	108	160	0	0	N.A.
71055 Grounds Maintenance	0	688	688	1,000	0	0	N.A.
71060 Asphalt & Concrete Repairs	0	3,336	3,336	5,000	0	0	N.A.
71065 Parking Lots Maint	0	1336	1,336	2000	0	3,000	Repairs needed
71075 Fence	0	0	0	0	0	0	N.A.
71080 Signs	135	0	(135)	0	200	0	N.A.
71100 Sprinklers	807	450	(357)	900	1,210	1,210	2/10 annualized
71120 Snow Removal	3915	833	(3,082)	1,000	5,870	5,870	2/10 annualized
71210 Vehicle/Mowers	183	400	217	600	270	270	2/10 annualized
71215 Equipment/Small Tools Expense	149	0	(149)	0	220	220	2/10 annualized
71220 Supplies-Grnds	0	114	114	170	0	0	N.A.
<b>TOTAL GROUND</b>	<b>12,982</b>	<b>17,399</b>	<b>4,417</b>	<b>26,060</b>	<b>19,470</b>	<b>17,070</b>	
<b>UTILITIES</b>							
81020 Gas	4,678	8,880	4,202	12,480	7,020	8,070	2/10 annualized + 15.00 %
81030 Electricity	6,300	6,784	494	10,190	9,450	9,920	2/10 annualized + 5.00 %
81040 Water	20,358	19,167	(1,191)	28,750	30,540	32,370	2/10 annualized + 6.00 %
81060 Sewer	13,241	9,640	(3,601)	14,460	19,860	21,050	2/10 annualized + 6.00 %
81080 Storm Drains	10,695	11,340	645	11,340	16,040	17,000	2/10 annualized + 6.00 %
81100 Trash Removal & Recycle	8,925	9,262	337	13,890	13,390	13,790	2/10 annualized + 3.00 %
<b>TOTAL UTILITIES</b>	<b>84,197</b>	<b>65,083</b>	<b>886</b>	<b>91,110</b>	<b>96,300</b>	<b>102,200</b>	

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<b>ADMINISTRATIVE EXPENSES</b>							
91020 Management	6,528	6,528	0	9,790	9,790	9,790	2/10 annualized
91040 Legal (Collections)	1,344	4,000	2,656	6,000	2,020	2,020	Estimated
91041 Legal (General)	6,201	5,336	(865)	8,000	9,300	9,300	Estimated
91045 Legal Reimbursable	0	34	34	50	0	0	N.A.
91060 Collection Exp	656	7336	6,680	11,000	980	980	Estimated
91080 Audit/Review & Tax Prep	1,250	2,000	750	2,000	1,250	1,250	2009 estimated for 2008 audit/taxes
91100 Insurance	54,584	50,016	(4,568)	75,020	81,880	81,880	3/09 annualized + \$22K elec wiring
91105 Insurance Deduc/Casualty Loss	0	0	0	0	0	0	N.A.
91200 Wages - Maintenance Managers	41,619	37,668	(3,951)	56,500	62,430	67,430	Estimated, grounds maintenance too
91280 Wages-Bonuses	100	0	(100)	0	150	150	Estimated
91300 Wages - Taxes	4,670	3,748	(922)	5,620	7,010	7,005	Estimated
91320 Wages - Admin	604	1,136	532	1,700	910	940	Estimated
91340 Wages - Health/Benefits	0	0	0	0	0	0	N.A.
91360 Worker's Comp	2,192	1,336	(856)	2,000	3,290	3,290	Estimated
91368 Contract Labor	10205	1,336	(8,869)	2,000	15,310	5,500	Estimated
91370 Security Guard Services	3,575	5,896	2,321	8,840	5,360	5,360	Estimated
91400 Telephone/Pagers	2,484	1,600	(884)	2,400	3,700	3,700	Estimated
91405 Computer/Internet	434	468	34	700	650	650	Estimated
91420 Office Supplies & Expense - LCM	1,105	1,234	129	1,850	1,660	1,660	2/10 annualized
91421 Office Supplies & Expense -HHS	2,224	1,948	(276)	2,920	3,340	3,340	2/10 annualized
91435 Petty Cash Expense	79	0	(79)	0	120	0	N.A.
91470 Licenses / Permits	0	336	336	500	0	0	Estimated
91520 Engineers/Consult	0	1,000	1,000	1,500	0	0	Estimated
91560 Income Taxes-Fed/State	0	1,350	1,350	2,700	0	0	Estimated
91600 Bank Charges	0	0	0	0	0	0	N.A.
91620 Bad Debt	5,185	3,336	(1,829)	5,000	7,750	7,750	Estimated
91660 Miscellaneous Expenses	0	468	468	700	0	0	Estimated
91900 Other Admin	62	706	644	1,058	90	95	Estimated
<b>TOTAL ADMIN EXPENSES</b>	<b>145,061</b>	<b>138,816</b>	<b>(6,245)</b>	<b>207,848</b>	<b>216,990</b>	<b>212,090</b>	

<b>TOTAL EXPENSES</b>	<b>269,983</b>	<b>263,544</b>	<b>(6,439)</b>	<b>388,350</b>	<b>402,880</b>	<b>395,680</b>	
<b>NET PROFIT / (LOSS)</b>	<b>(5,186)</b>	<b>(4,644)</b>	<b>(542)</b>	<b>0</b>	<b>(7,190)</b>	<b>15,360</b>	