

HILAND HILLS TOWHOUSES

YEAR-ENDED JUNE 2022 - FINAL BOARD APPROVED BUDGET

Assessments have increased approximately 4% from YE June 2021 are \$326/mo or \$338/mo

REVENUE				
Assessments	662,160			
Revenue Due To Reserves	(95,615)			
TOTAL OPERATING ASSESSMENTS	566,545			
OTHER OPERATING REVENUE				
Rent Income	10,500			
TOTAL OTHER OPERATING REVENUE	10,500			
TOTAL OPERATING REVENUE	577,045			
			128 Units	40 Units
			Operating	Operating
			Per Month	Per Month
			\$326.00	\$338.00
EXPENSES		Average		
		Per Month \$		
BUILDING				
Building Maintenance	500	41.67	0.28	0.29
Painting-Exterior	150	12.50	0.08	0.09
Sewer Lines Snake	1,500	125.00	0.85	0.88
Sewer Lines Repairs	4,000	333.33	2.26	2.34
Sewer Preventative	7,000	583.33	3.95	4.10
Electrical	500	41.67	0.28	0.29
Lighting	360	30.00	0.20	0.21
Roof	8,450	704.17	4.77	4.95
Doors Locks & Keys	20	1.67	0.01	0.01
Building Supplies	300	25.00	0.17	0.18
Light Bulbs	350	29.17	0.20	0.21
Cleaning/Janitorial Supplies	400	33.33	0.23	0.23
TOTAL BUILDING	23,530	1,960.83	13.29	13.78
MECHANICAL EQUIPMENT SYSTEMS				
HVAC/Boiler Repairs	300	25.00	0.17	0.18
HVAC Unit Maint/Repairs	300	25.00	0.17	0.18
HVAC/Boiler Inspection Fee	90	7.50	0.05	0.05
TOTAL MECHANICAL/EQUIPMENT SYS	690	57.50	0.39	0.40
FIRE ENTRY SECURITY SYSTEMS & SE				
Fire Safety Inspections	70	5.83	0.04	0.04
Fire Alarm Monitoring & Srv Contract	2,842	236.83	1.61	1.66
Fire Extinguishers	120	10.00	0.07	0.07
TOTAL FIRE ENTRY SECURITY SYS & S	3,032	252.67	1.71	1.78
RECREATION FACILITIES				
Pool Service Contract	9,360	780.00	5.29	5.48
Pool Equipment	3,000	250.00	1.69	1.76
Pool Chemicals & Supplies	1,300	108.33	0.73	0.76
Pool License Fee	400	33.33	0.23	0.23
Clubhouse	1,000	83.33	0.56	0.59

Other Clubhouse Exps - Security	200	16.67	0.11	0.12
TOTAL REC FACILITIES	15,260	1,271.67	8.62	8.94
GROUNDS				
Landscape Contract	12,000	1,000.00	6.78	7.03
Landscape Renovations	1,000	83.33	0.56	0.59
Trees/Plants/Shrubs	11,200	933.33	6.33	6.56
Weed & Pest Control / Fertilizer	250	20.83	0.14	0.15
Pest Control	300	25.00	0.17	0.18
Sprinklers	750	62.50	0.42	0.44
Backflows	1,000	83.33	0.56	0.59
Backflow Testing	100	8.33	0.06	0.06
Vehicles/Gas/Vehc Maint/Licenses	400	33.33	0.23	0.23
Grounds Tools	400	33.33	0.23	0.23
Snow Removal	6,000	500.00	3.39	3.51
Lot/Street Sweeping	1,500	125.00	0.85	0.88
Concrete & Asphalt Repairs	120	10.00	0.07	0.07
Drainage	1,000	83.33	0.56	0.59
Fences	2,000	166.67	1.13	1.17
Lighting	300	25.00	0.17	0.18
Signage	300	25.00	0.17	0.18
TOTAL GROUNDS	38,620	3,218.33	21.82	22.62
UTILITIES				
Gas	3,200	266.67	1.81	1.87
Electricity	12,210	1,017.50	6.90	7.15
Water	42,250	3,520.83	23.87	24.75
Sewer	64,850	5,404.17	36.64	37.99
Storm Drains	11,658	971.50	6.59	6.83
Trash Removal & Recycling	17,530	1,460.83	9.90	10.27
TOTAL UTILITIES	151,698	12,641.50	85.70	88.86
ADMINISTRATIVE EXPENSES				
Management	10,500	875.00	5.93	6.15
Legal	5,190	432.50	2.93	3.04
Insurance	204,000	17,000.00	115.25	119.49
Audit/Review/Tax Prep	400	33.33	0.23	0.23
Telephones	2,676	223.00	1.51	1.57
Office Supplies & Expense	2,430	202.50	1.37	1.42
Computers	2,990	249.17	1.69	1.75
Website	100	8.33	0.06	0.06
Reserve Studies	3,600	300.00	2.03	2.11
Bank Charges	39	3.25	0.02	0.02
Other General Admin Expenses	1,000	83.33	0.56	0.59
TOTAL ADMIN EXPENSES	232,925	19,410.42	131.59	136.43
SALARIES				
Wages/Sal - Manager	52,870	4,405.83	29.87	30.97
Wages/Sal - Maintenance	37,000	3,083.33	20.90	21.67
Wages - Benefits & Insurance	10,200	850.00	5.76	5.97
Wages/Sal - Employer Taxes	4,550	379.17	2.57	2.67

Wages/Sal - Payroll Processing	2,850	237.50	1.61	1.67
Wages - Workers Comp	3,820	318.33	2.16	2.24
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TOTAL SALARIES EXPENSE	111,290	9,274.17	62.87	65.19
TOTAL EXPENSES	577,045	48,087.08	326.00	338.00
NET PROFIT / (LOSS)	<u>0</u>			
YE 6/22 ASSESSMENTS/MO			<u>326.00</u>	<u>338.00</u>
YE 6/21 ASSESSMENTS/MO			313.00	325.00