

Highland Greens Condominium Association, Inc.
FY 2023 Operating Budget Worksheet
 September 2022 - August 2023

	Total					
	2023 Budget	Actual (11 Months)	2022 Budget	Over Budget	% of Budget	
Revenue						
40000 - OPERATING DUES	\$ 385,140.00	326,340.00	326,340.00	0.00	100.00%	Amount of dues break down - \$562.31 Operating \$92.69 Reserve \$655/Unit /Mo Increase \$81/Op & \$19/Reserves Increased reserve by \$11,172 Final installment amount
40050 - DUES TO RESERVE	\$ (54,502.00)	-43,330.00	-43,330.00	0.00	100.00%	
40060 - SPECIAL ASSESSMENTS	\$ 177,625.00	532,875.00				
40061 - SA Due to Reserve	\$ (177,625.00)	-532,875.00				
Total Revenue	\$ 330,638.00	\$ 283,010.00	\$ 283,010.00	\$ 0.00	100.00%	
Gross Profit	\$ 330,638.00	\$ 283,010.00	\$ 283,010.00	\$ 0.00	100.00%	
Expenditures						
50000 - LEGAL	\$ 1,000.00	1,365.00	1,000.00	365.00	136.50%	
50100 - MANAGEMENT FEE	\$ 106,000.00	90,979.65	80,172.00	10,807.65	113.48%	keep the same per contract starting in APR
50210 - INSURANCE	\$ 17,318.00	15,941.00	13,083.00	2,858.00	121.85%	4/1/22 to 3/31/23 policies were \$15941.00
50220 - WATER & SEWER	\$ 35,000.00	34,516.00	34,516.00	0.00	100.00%	
50230 - IN-UNIT AMENITIES	\$ 41,640.90	36,596.14	39,658.00	-3,061.86	92.28%	
50240 - TELEPHONE	\$ 2,900.00	3,178.91	2,809.00	369.91	113.17%	
50250 - TRASH REMOVAL	\$ 5,975.00	2,450.92	3,692.00	-1,241.08	66.38%	Fuel Surcharge and Denver CPI 8%
50270 - SNOW HAULING - Plow	\$ 4,000.00	1,760.00	4,000.00	-2,240.00	44.00%	
50280 - ROOF SNOW REMOVAL	\$ 1,600.00	0.00	1,600.00	-1,600.00	0.00%	
50290 - SEC & FIRE SAFETY	\$ 6,000.00	1,470.38	4,000.00	-2,529.62	36.76%	Johnson Controls New Contract 2027
50300 - GAS HEATING	\$ 28,975.00	26,467.11	21,000.00	5,467.11	126.03%	
50310 - ELECTRIC UTILITY	\$ 21,000.00	16,838.83	21,000.00	-4,161.17	80.18%	
50320 - REPAIR AND MAINTENANCE	\$ 10,500.00	11,508.55	7,500.00	4,008.55	153.45%	
50330 - PLUMBING & HEATING	\$ 7,500.00	11,967.34	10,000.00	1,967.34	119.67%	
50390 - ELEVATOR EXPENSE	\$ 9,471.00	9,556.00	9,126.00	430.00	104.71%	
50395 - ELEVATOR REPAIRS	\$ 1,000.00	1,571.85	1,000.00	571.85	157.19%	
50430 - GROUNDS AND LANDSCAPING (noxious weeds)	\$ 1,800.00	1,234.91	3,000.00	-1,765.09	41.16%	Non Contractual Spraying Noxious Weeds
50720 - MASTER TRANSIT CONTRIBUTION	\$ 27,040.00	22,911.44	24,000.00	-1,088.56	95.46%	Increase payroll and new shuttle lease
51000 - MISC EXPENSE	\$ 50.00	39.00	50.00	-11.00	78.00%	Certification fees (SOS and DORA)
54010 - SPA REPAIR AND MAINTENANCE	\$ -	0.00	1,000.00	-1,000.00	0.00%	Zero for year
54040 - CONF ROOM, GYM AND LOBBY SUPPLIES	\$ 700.00	894.59	700.00	194.59	127.80%	
54130 - SPA CHEMICALS	\$ -	0.00	700.00	-700.00	0.00%	Zero for year
50340 Supplies	\$ 1,000.00	\$ 0.00	\$ 1,000.00			
Total Expenditures	\$ 330,469.90	\$ 291,247.62	\$ 284,606.00	\$ 7,641.62	102.33%	
Net Operating Revenue	168.10	-\$ 8,237.62	(\$ 1,596.00)	-\$ 7,641.62	516.14%	
Other Revenue						
40020 - OP SPECIAL ASSESS				0.00		
45000 - RESERVE DUES	\$ 54,502.00	43,330.00	43,330.00	0.00	100.00%	
45020 - RSV SP ASSESS	\$ 177,625.00	532,875.00		532,875.00		
Total Other Revenue	\$ 232,127.00	\$ 576,205.00	\$ 43,330.00	\$ 532,875.00	1329.81%	
Other Expenditures						
60035 - Concrete Replacement	\$ 3,000.00			0.00		
60040 - Parking Lots	\$ 60,000.00			0.00		
60400 - Reserve Study	\$ 2,650.00			0.00		
60270 - Boiler Project	\$ 307,875.00			0.00		Unpaid amount of boiler room project
Total Other Expenditures	\$ 373,525.00	\$ 0.00	\$ 0.00	\$ 0.00		
Net Other Revenue	-\$ 141,398.00	\$ 576,205.00	\$ 43,330.00	\$ 532,875.00	1329.81%	
Net Revenue	(\$ 141,229.90)	\$ 567,967.38	\$ 41,734.00	\$ 526,233.38	1360.92%	