

June 15, 2010 HP Treasurer's Report

(End May 2010)

Cash (data from AMA, bank statements)

| | | | |
|-------------------|----------|--------------|--|
| 2010 End May Cash | | \$179,051.21 | (3 reconciled bank accounts + written checks not cashed) |
| 2010 Dues | Budgeted | \$138,271.17 | (98% of amount due budgeted) |
| | Paid | \$140,114.22 | (101.3% of budgeted amount) |

Year End Cash Planning

| | | | |
|-------------------|-----------------------------|----------|--------------------------------|
| | 2009 Year End Cash | \$94,627 | In the bank (can never change) |
| Blue Box | 2010 Year End Cash Budget | \$60,352 | Approved/Amended Budget |
| Yellow Box | 2010 Year End Cash Forecast | \$59,452 | June-December 2010 forecast |

COMMENTS

- 1) Planning on \$3,000 fence panel assessments (7) and \$1,000 fence trenching assessments (7).
- 2) Lawn care at \$32,000 is really \$21,000 -- \$12,000 extra to last year's landscaper
- 3) Storm water \$6,900 reflects mostly old bill to last year's landscaper finishing up work.
- 4) Trees/Bushes \$8,900 vs \$1,500 budget a function of Quebec Fence
- 5) Sprinklers on budget in part due to Upgrades and in part due to average problems.
- 6) Sprinkler upgrade under budget \$11,900 to \$7,000. Rebate submitted to Denver Water.
- 7) Fencing up from \$31,000 to \$39,000 due to finishing 100% instead of 50% of Arapahoe/Quebec stucco contract finalization.

| A | B | C | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | |
|----|--|--------------|--------------|--------------|----------------|--------------|--------------|--------------|--------------|------------------------------|------------|----------|----------|----------|----------|----------|----------|-------|
| | CoFA # | 2010 Assump. | Budget 2010 | Current 2010 | ACTUAL January | ACTUAL Feb | ACTUAL March | ACTUAL April | ACTUAL May | FORECASTS JUNE THRU DECEMBER | June | July | August | Sept | October | Nov | Dec | |
| 1 | | | | | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | | | | |
| 3 | CASH ON HAND ("Net Income") | | \$127,006 | | \$212,529.61 | \$210,287.56 | \$204,776.56 | \$196,547.16 | \$179,051.21 | \$115,938 | \$96,346 | \$83,882 | \$74,808 | \$67,371 | \$63,136 | \$59,452 | | |
| 4 | Cash on Hand before prepaid dues | | \$60,352 | \$59,452 | | | | | | | | | | | | | | |
| 5 | Pre Paid Dues | 48.2% | \$66,654 | \$66,654 | | | | | | | | | | | | | \$98,654 | |
| 6 | | | | | | | | | | | | | | | | | | |
| 7 | Bank 1CO | | 11000 | | | | | | | | | | | | | | | |
| 8 | Bank 2CR | | 11200 | | | | | | | | | | | | | | | |
| 9 | Bank 3KR | | 11600 | | | | | | | | | | | | | | | |
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| 12 | REVENUE | | | | | | | | | | | | | | | | | |
| 13 | Dues (% Escalator, 2010 amount) | | 41000 | 3.0% | \$76,117 | \$79,611 | \$57,183.42 | \$9,562.24 | \$5,215.45 | \$1,111.26 | \$2,678.65 | \$170 | \$1,509 | \$1,508 | \$207 | \$206 | \$155 | \$105 |
| 14 | Dues Paid in Same Year | | \$316.41 | \$316.41 | | | | | | | | | | | | | | |
| 15 | Prepaid Dues %/Samt | | \$71,617.12 | \$73,460.17 | \$57,171.08 | \$8,950.47 | \$4,666.56 | \$707.82 | \$1,964.24 | 1.4% | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 16 | Total 2010 dues paid | | \$66,654.05 | \$66,654.05 | 41.3% | 6.5% | 3.4% | 0.5% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | |
| 17 | Homeowners Total-% Paying | 44% | \$139,271.17 | \$140,114.22 | | | | | | | | | | | | | | |
| 18 | | | | | | | | | | | | | | | | | | |
| 19 | Other | | \$4,500 | \$6,151 | \$12.34 | \$611.77 | \$548.89 | \$403.44 | \$714.41 | \$170 | \$1,509 | \$1,508 | \$207 | \$206 | \$155 | \$105 | | |
| 20 | Newsletter/Web Advertising | | \$1,200 | \$350 | \$0 | \$200.00 | \$0.00 | \$0.00 | \$150.00 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | |
| 21 | Interest | | \$200 | \$112 | \$12.34 | \$11.77 | \$13.72 | \$12.62 | \$12.01 | \$10 | \$9 | \$8 | \$7 | \$6 | \$5 | \$5 | | |
| 22 | Fines/Late Fees/Legal | | \$3,000 | \$5,588 | \$0 | \$400.00 | \$535.17 | \$390.82 | \$552.40 | \$160 | \$1,500 | \$1,500 | \$150 | \$150 | \$150 | \$100 | | |
| 23 | Miscellaneous | | \$100 | \$100 | \$0 | \$0.00 | \$0.00 | \$0.00 | \$0 | \$0 | \$0 | \$0 | \$50 | \$50 | \$0 | \$0 | | |
| 24 | | | | | | | | | | | | | | | | | | |
| 25 | COST SUMMARIES | | | | | | | | | | | | | | | | | |
| 26 | Lawn Care | | \$177,046 | \$181,440 | \$5,934.40 | \$11,804.29 | \$10,726.45 | \$9,340.66 | \$20,174.60 | \$63,384 | \$21,001 | \$13,972 | \$9,281 | \$7,643 | \$4,390 | \$3,789 | | |
| 27 | Storm Water Control Asset | | \$31,227 | \$32,321 | \$2,608.99 | \$2,608.99 | \$2,608.99 | \$2,608.99 | \$39.58 | \$10,606 | \$2,412 | \$2,412 | \$2,412 | \$4,004 | \$0 | \$0 | | |
| 28 | Trees/Shrubs/Bushes | | \$5,625 | \$6,883 | \$0.00 | \$0.00 | \$0.00 | \$900.00 | \$415.00 | \$5,328 | \$0 | \$240 | \$0 | \$0 | \$0 | \$0 | | |
| 29 | Sprinkler | | \$1,500 | \$8,875 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$4,060.00 | \$3,915 | \$300 | \$300 | \$300 | \$0 | \$0 | \$0 | | |
| 30 | Sprinkler Equipment (with rebates) | | \$11,793 | \$12,095 | \$4,311.01 | \$1,336.01 | \$4,311.01 | \$4,311.01 | \$2,240.07 | \$2,126 | \$1,200 | \$1,100 | \$800 | \$500 | \$1,500 | \$0 | | |
| 31 | Community Development | | \$3,000 | \$2,756 | \$0.00 | \$0.00 | \$4,035.00 | \$2,015.00 | \$0.00 | \$4,191 | \$0 | \$-3,178 | \$0 | \$0 | \$0 | \$0 | | |
| 32 | Utilities | | \$35,625 | \$31,607 | \$341.40 | \$4,669.29 | \$751.01 | \$812.32 | \$306.70 | \$4,299 | \$8,054 | \$3,494 | \$275 | \$275 | \$275 | \$275 | | |
| 33 | Consultants | | \$22,324 | \$22,627 | \$1,592.00 | \$2,235.00 | \$1,635.00 | \$1,635.00 | \$4,085 | \$1,635 | \$1,635 | \$1,635 | \$1,635 | \$1,635 | \$1,635 | \$1,635 | | |
| 34 | Newsletter-Web | | \$2,000 | \$1,436 | \$0.00 | \$0.00 | \$0.00 | \$452.08 | \$208.25 | \$179 | \$0 | \$209 | \$0 | \$179 | \$30 | \$179 | | |
| 35 | Association | | \$1,000 | \$1,000 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$150 | \$300 | \$200 | \$150 | \$50 | \$800 | \$1,700 | | |
| 36 | Other Operating Costs (Snow, Bank Fees, Taxes) | | \$4,500 | \$4,482 | \$571.00 | \$150.00 | \$900.00 | \$281.25 | \$30.00 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | |
| 37 | Fence Assets (3) | | \$31,046 | \$38,860 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$11,150.00 | \$27,710 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | |
| 38 | Lamp Posts Asset | | \$6,800 | \$4,335 | \$300.00 | \$840.00 | \$365.44 | \$0.00 | \$90.00 | \$240 | \$1,500 | \$500 | \$0 | \$0 | \$0 | \$0 | | |
| 39 | Other Assets (Rock Walls, Signs, Cobble) | | \$8,572 | \$7,100 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 | \$4,600 | \$2,500 | \$0 | \$0 | \$0 | \$0 | | |
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Note 1) Measure what's important: management tool
This is a new format focused on CASH. Our focus is what we spend and receive relative to our expected bank balance at the end of the year. We stopped using the accrual accounting system 12/31/09.

This forces us to recognize that prepaid dues will distort the year end cash position. The prepaid dues are recognized but we focus only on the year end cash in the bank after all the dues are collected and repairs done. The 2nd new item is that we're doing a 12 month forecast for the budget year and a 5 year forecast. In the 12 month forecast, each month changes from forecast to actual as the year progresses. The "Budget 2010" column never changes but the "Current 2010" column will change. The important point is to see whether the budget vs current year end cash balance is nearly the same all the time. If they aren't, asks lots of questions. Hopefully management will be this simple.

Note 2) Revised Chart of Accounts gets rid of misleading and hidden cost duplications
This new format gets rid of confusing duplication of identical items in such areas as trees/shrubs/trees with 3 categories with 1 hidden in "mowing" in 2009, 1 in operating costs and 1 in reserves) or 6 old 2009 sprinkler repairs with 1 hidden in mowing, 3 in operating costs, 1 in other, and 1 in reserves

| | A | B | C | F | G | U | V | W | X | Y | Z | AA | AB | AC | AD | AE | AF |
|----|--|----------|--------------|-----------------|---------------------------------|-----------|-----------|-----------|-----------|-----------|---|----|----|----|----|----|----|
| | | CoFA # | 2010 Assump. | Budget 2010 | Current 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | | | | | | | |
| 1 | | | | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | | | | |
| 3 | CASH ON HAND | | | \$127,006 | | | | | | | | | | | | | |
| 4 | Cash on Hand before prepaid dues | | | \$60,352 | \$59,452 | \$130,343 | \$157,398 | \$190,520 | \$228,299 | \$273,812 | | | | | | | |
| 5 | Pre Paid Dues | | 48.2% | \$66,654 | \$66,654 | \$61,689 | \$86,625 | \$117,686 | \$153,279 | \$196,541 | | | | | | | |
| 6 | | | | | | \$66,654 | \$70,713 | \$72,835 | \$75,020 | \$77,270 | | | | | | | |
| 7 | | Bank 100 | | | \$38,383.32 yr end+\$23,529.784 | | | | | | | | | | | | |
| 8 | | Bank 2CR | | | | | | | | | | | | | | | |
| 9 | | Bank 3KR | | | | | | | | | | | | | | | |
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| 11 | | | | | | | | | | | | | | | | | |
| 12 | REVENUE | | | | | | | | | | | | | | | | |
| 13 | Dues (% Escalator: 2010 amount) | 41000 | 3.0% | \$76,117 | \$79,611 | \$76,116 | \$78,779 | \$81,768 | \$86,106 | \$88,624 | | | | | | | |
| 14 | Dues Paid in Same Year | | | \$316,41 | \$316,41 | \$325,90 | \$335,68 | \$345,75 | \$366,12 | \$366,81 | | | | | | | |
| 15 | Prepaid Dues %/Samt | | 48.2% | \$66,654.05 | \$66,654.05 | \$68,654 | \$70,713 | \$72,835 | \$75,020 | \$77,270 | | | | | | | |
| 16 | Total 2010 dues paid | | | \$139,271.17 | \$140,114.22 | \$142,419 | \$146,692 | \$151,093 | \$155,625 | \$160,294 | | | | | | | |
| 17 | Homeowners Total--% Paying | | 446 | 437 | 437 | 437 | 437 | 437 | 437 | 437 | | | | | | | |
| 18 | Other | | | \$4,500 | \$6,151 | \$2,350 | \$2,800 | \$3,500 | \$4,500 | \$5,600 | | | | | | | |
| 19 | Newsletter/Web Advertising | 42000 | 12 | \$1,200 | \$350 | \$0 | \$0 | \$0 | \$0 | \$0 | | | | | | | |
| 20 | Interest | 42000 | 12 | \$200 | \$112 | \$250 | \$700 | \$1,400 | \$2,400 | \$3,500 | | | | | | | |
| 21 | Fines/Late Fees/Legal | 41800 | 12 | \$3,000 | \$5,588 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | | | | | | | |
| 22 | Miscellaneous | 43500 | 12 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | \$100 | | | | | | | |
| 23 | | | | | | | | | | | | | | | | | |
| 24 | | | | | | | | | | | | | | | | | |
| 25 | COST SUMMARIES | | | | | | | | | | | | | | | | |
| 26 | Lawn Care | | | \$31,227 | \$32,321 | \$21,400 | \$21,400 | \$21,400 | \$21,400 | \$21,400 | | | | | | | |
| 27 | Storm Water Control Asset | | | \$5,625 | \$6,883 | \$3,000 | \$4,000 | \$3,000 | \$2,000 | \$2,000 | | | | | | | |
| 28 | Trees/Shrubs/Bushes | | | \$1,500 | \$8,875 | \$3,000 | \$3,000 | \$3,000 | \$3,000 | \$3,000 | | | | | | | |
| 29 | Sprinkler | | | \$11,793 | \$12,095 | \$10,700 | \$10,700 | \$10,700 | \$10,700 | \$10,700 | | | | | | | |
| 30 | Sprinkler Equipment (with rebates) | | | \$11,933 | \$7,063 | -\$7,169 | -\$7,169 | -\$7,169 | -\$7,169 | -\$7,169 | | | | | | | |
| 31 | Community Development | | | \$3,000 | \$2,756 | \$3,300 | \$3,300 | \$3,300 | \$3,300 | \$3,300 | | | | | | | |
| 32 | Utilities | | | \$35,625 | \$31,607 | \$36,011 | \$36,285 | \$36,561 | \$36,561 | \$36,561 | | | | | | | |
| 33 | Consultants | | | \$22,324 | \$22,627 | \$18,590 | \$18,590 | \$18,590 | \$18,590 | \$18,590 | | | | | | | |
| 34 | Newsletter-Web | | | \$2,000 | \$1,436 | \$1,450 | \$1,450 | \$1,450 | \$1,450 | \$1,450 | | | | | | | |
| 35 | Association | | | \$1,000 | \$1,000 | \$1,400 | \$1,400 | \$1,400 | \$1,400 | \$1,400 | | | | | | | |
| 36 | Other Operating Costs (Snow, Bank Fees, Taxes) | | | \$4,500 | \$4,482 | \$4,500 | \$4,500 | \$4,500 | \$4,500 | \$4,500 | | | | | | | |
| 37 | Fence Assets (3) | | | \$31,048 | \$38,980 | \$30,000 | \$9,000 | \$9,000 | \$9,000 | \$12,000 | | | | | | | |
| 38 | Lamp Posts Asset | | | \$6,900 | \$4,335 | \$3,500 | \$4,000 | \$4,000 | \$4,000 | \$4,000 | | | | | | | |
| 39 | Other Assets (Rock Walls, Signs, Cobble) | | | \$8,572 | \$7,100 | \$10,500 | \$11,300 | \$10,300 | \$11,300 | \$5,300 | | | | | | | |
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