High Timber Annual Report 2016
Annual Meeting Y-T-D July 31,2016
and Proposed Budget 2016-2017
(Fiscal Year October - September)

	Actuals Oct 1, 2015-July 31 2016	EST Actuals Aug and Sept 2016	EST Total Actuals 2016	2015-2016 Budget	(Over) Under Budget	Proposed Budget Oct 2016-Sept 2017	(Decrease) Increase Per Year	
INCOME								
Dues	$47,000	$9,400	$56,400	$56,400	$0	$56,400		
Assessments	$20,000		$20,000	$20,000	$0	$20,000		same
	======	======	======	======	======	======	======	
Total Income	$67,000	$9,400	$76,400	$76,400	$0	$76,400	$0	
								begin paying for New Roof
EXPENSES								
Management Fee	10,480.00	2,100.00	12,580.00	$12,580	0.00	$12,580	$0	same
Insurance	8,415.00	3,210.00	11,625.00	$13,608	1,983.00	$13,000	($608)	decreased due to no claims in 4 years
Cable TV	3,312.00	1,656.00	4,968.00	$4,944	(24.00)	$5,000	$56	increased rates
Snow Removal								
plowing	6,600.00	0.00	6,600.00	$6,600	0.00	$6,600	$0	same
heavy equipment	800.00	0.00	800.00	$1,000	200.00	$1,000	$0	same
roof snow removal	2,105.00	0.00	2,105.00	$2,000	(105.00)	$2,200	$200	increased due to actuals
Trash Removal	3,003.00	648.00	3,651.00	$4,728	1,077.00	$4,000	($728)	decreased
Common Electric	1,197.00	200.00	1,397.00	$1,200	(197.00)	$1,400	$200	increase due to actuals
Chimney Sweeping	150.00	0.00	150.00	$100	(50.00)	$100	$0	same
Fire Protection	122.00	0.00	122.00	$200	78.00	$200	$0	same
Repairs and Maintenance								
landscaping	502.00	450.00	673.00	$650		$750	$100	increase due to spraying for weeds
painting	0.00	1,400.00	1,400.00	$1,400	0.00	$2,000	$600	increase demand
roof repair	880.00	1,720.00	2,600.00	$2,600	0.00	$2,600	$0	same -to review
tree spraying	225.00	0.00	225.00	$225	0.00	$225	$0	same
siding repairs	609.00	400.00	1,009.00	$1,000	(9.00)	$1,000	$0	same
misc repairs	2,240.00	0.00	2,240.00	$1,800	(440.00)	$2,500	$700	increase
Bank Charges	345.00	11.00	356.00	$25	(331.00)	$25	$0	same - ordered (5 yr supply)checks and deposit su
Postage	82.00	75.00	157.00	$200	43.00	$200	$0	same
To RESERVE			0.00		0.00			see below
	======	======	======	======	======	======	======	
Total Expenses	$41,067.00	$11,870	$52,658.00	$54,860.00	2,225.00	$55,380.00	$520	

CURRENT 7/20/2016	07/20/16	CURRENT	
Cash Operating	$11,282		
Cash Savings/Reserve	$71,673		
Total Assets	$82,955	CURRENT	

RESERVE account:	
2016 current value	$71,673
? Additions to Reserve +	$20,000
($2000 per unit assessment)	
Balance of Reserve in 2017	$91,673
Estimated	