

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION

2016 Budget

\$275 Month-\$0 Month Increase for 2016

INCOME:	2016 Budget
MONTHLY ASSESSMENT	462,000
INTEREST INCOME	50
LATE FEES / MISC	300
GROSS INCOME:	462,350

OPERATING EXPENSES:

ACCOUNTING FEES	1800 Yearly Audit
ADMIN (Postage, Copies, etc)	5500 mailings, copies, bookkeeping, newsletters
BAD DEBT	3000 Any debt unable to collect
CLUBHOUSE MAINTENANCE	3000 supplies, payment for cleaning
COMMUNITY EVENTS	2000 Functions for Community throughout year
CONCRETE REPAIR	2500 No large projects for 2016 forecasted
ELECTRIC	4000 clubhouse, pool, common lights
FENCE REPAIR	5000 repairs for fence
GAS	2000 clubhouse, pool
GENERAL MTC. & REPAIR	25000 general repairs
GUTTER REPAIR/CLEANING	8000 1 full cleaning and repairs
INSURANCE	65000
LANDSCAPING	20000 discretionary spending (Includes 1 extra shrub pruning \$3k)
LAWN CONTRACT	28788 no increase for 2016
LEGAL EXPENSE	7000 collections, HOA business
LEGAL REIMBURSEMENT	-1500 any reimbursement from collections
LIGHT MAINTENANCE	2500 common lights
MANAGEMENT FEES	28224 5% increase. First since 2010
PAINT	10000 Discretionary
PEST CONTROL	1000 bats, squirrels etc
POOL/SPA OPERATIONS	5500 opening, closing, monthly maintenance
POOL/SPA REPAIR	1500 any repairs necessary
PLUMBING	600 clubhouse repairs
Professional Services	3500 Engineering review
ROOF REPAIR	15000 any roof leaks, misc repairs
SECURITY	7200 year round patrols
SIDING/STUCCO REPAIRS	500 repairs to stucco & siding
SIGN REPAIR/REPLACE	500 news signs or replacements
SNOW REMOVAL	15000 winter snow removal
SPRINKLER REPAIR	5000 repairs to system, heads, lines etc
STREET REPAIR / SWEEP	12000 One spring sweep & pothole repair
TRASH	20000 monthly trash fee
TREE MTC. (PRUNE/SPRAY)	10000 inspections, spraying, pruning, 6K for replacements
WATER	90000 monthly water for community and landscaping
TOTAL OPERATING EXPENSE:	409112

Reserve Allocation

Asphalt	5000
Concrete	4000
Consolidated	3000

Structure	5000
Painting	2000
Pool	7000
Roofs	3000
Fence	3000
General Reserve	21238
TOTAL RESERVE ALLOCATION	53238

TOTAL BUDGET: **462350**

Surplus / (Shortage):