

**AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION**

2017 Budget

\$275 Month-\$0 Month Increase for 2017

<b>INCOME:</b>	<b>2016 Budget</b>	<b>2017 Budget</b>
MONTHLY ASSESSMENT	462,000	462,000
INTEREST INCOME	50	50
LATE FEES / MISC	300	300
<b>GROSS INCOME:</b>	<b>462,350</b>	<b>462,350</b>
<b>OPERATING EXPENSES:</b>		
ACCOUNTING FEES	1800	1900 Yearly Audit
ADMIN (Postage, Copies, etc)	5500	5500 mailings, copies, bookkeeping, newsletters
BAD DEBT	3000	3000 Any debt unable to collect
CLUBHOUSE MAINTENANCE	3000	3500 supplies, payment for cleaning
COMMUNITY EVENTS	2000	2000 Functions for Community throughout year
CONCRETE REPAIR	2500	2500 No large projects for 2017 forecasted
ELECTRIC	4000	4200 clubhouse, pool, common lights
FENCE REPAIR	5000	2500 repairs for fence
GAS	2000	2000 clubhouse, pool
GENERAL MTC. & REPAIR	25000	25000 general repairs
GUTTER REPAIR/CLEANING	8000	8000 1 full cleaning and repairs
INSURANCE	65000	66016
LANDSCAPING	20000	10000 discretionary spending (Includes 1 extra shrub pruning \$3k)
LAWN CONTRACT	28788	28788 no increase
LEGAL EXPENSE	7000	6000 collections, HOA business
LEGAL REIMBURSEMENT	-1500	-1500 any reimbursement from collections
LIGHT MAINTENANCE	2500	2000 common lights
MANAGEMENT FEES	28224	28224 No increase
PAINT	10000	5000 Discretionary
PEST CONTROL	1000	1500 bats, squirrels etc
POOL/SPA OPERATIONS	5500	6000 opening, closing, monthly maintenance
POOL/SPA REPAIR	1500	2000 any repairs necessary
PLUMBING	600	500 clubhouse repairs
Professional Services	3500	3500 Engineering review
ROOF REPAIR	15000	15000 any roof leaks, misc repairs
SECURITY	7200	7200 year round patrols
SIDING/STUCCO REPAIRS	500	500 repairs to stucco & siding
SIGN REPAIR/REPLACE	500	500 news signs or replacements
SNOW REMOVAL	15000	15000 winter snow removal
SPRINKLER REPAIR	5000	5000 repairs to system, heads, lines etc
STREET REPAIR / SWEEP	12000	22000 One spring sweep & pothole repair
TRASH	20000	20112 monthly trash fee
TREE MTC. (PRUNE/SPRAY)	10000	10000 inspections, spraying, pruning, 6K for replacements
WATER	90000	90900 monthly water for community and landscaping
<b>TOTAL OPERATING EXPENSE:</b>	<b>409112</b>	<b>404340</b>

**Reserve Allocation**

Asphalt	5000	5000
Concrete	4000	4000
Consolidated	3000	3000

<b>Structure</b>	5000	5000
Painting	2000	2000
<b>Pool</b>	7000	7000
Roofs	3000	3000
<b>Fence</b>	3000	3000
<b>General Reserve</b>	<b>21238</b>	<b>26010</b>
<b>TOTAL RESERVE ALLOCATION</b>	<b>53238</b>	<b>58010</b>

**TOTAL BUDGET:** **462350** **462350**

Surplus / (Shortage):