

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION

2007 Budget

\$223 Month

INCOME:

	2005	2006 Actual	2006 Budget	75% of 2006	2007	Delta	
MONTHLY ASSESSMENT	332,640	249,480	332,640	75.00%	374,640	42,000	2007 Increase \$25.00
INTEREST INCOME	100	38	50	75.06%	50	0	
FINES	250	500	500	100.00%	500	0	
LATE FEES / MISC	1,250	1,778	1,250	142.26%	1,250	0	
GROSS INCOME:	334,240	251,796	334,440	75%	376,440	42,000	

EXPENSES:

ACCOUNTING FEES	1,350	1,250	1,300	96%	1,350	50	Audit
ADMIN (Postage, Copies, etc)	4,400	3,592	4,000	90%	4,200	200	
CLUBHOUSE MAINTENANCE	1,800	476	800	59%	800	0	
CONCRETE REPAIR	250	0	500	0%	500	0	
ELECTRIC	4,680	3,080	4,800	64%	3,910	(890)	
FENCE REPAIR	1,000	1,945	1,200	162%	2,000	800	
GAS	2,400	1,438	2,200	65%	2,200	0	
GENERAL MTC. & REPAIR	3,500	2,972	3,500	85%	3,500	0	
GUTTER REPAIR/CLEANING	7,500	2,915	7,000	42%	7,000	0	
INSURANCE	36,500	24,673	30,000	82%	31,260	1,260	
JANITORIAL	2,850	2,200	2,850	77%	2,850	0	
LANDSCAPING	5,000	1,092	2,500	44%	2,500	0	
LAWN CONTRACT	28,000	21,051	28,000	75%	28,200	200	
LEGAL EXPENSE	500	4,487	1,500	299%	1,500	0	SB-100 Compliance
LEGAL REIMBURSEMENT	(500)	(4,379)	(750)	584%	(750)	0	
LIGHT MAINTENANCE	1,800	380	1,500	25%	800	(700)	Fixtures, Bulbs, Globes
LOAN EXPENSE (INTEREST)	24,000	15,633	24,000	65%	24,000	0	
LOAN PAYMENT (PRINCIPLE)	45,600	36,832	46,200	80%	46,200	0	
MANAGEMENT FEES	20,160	15,120	20,160	75%	23,520	3,360	\$1.00 per Unit Increase
PAINTING	750	510	500	102%	500	0	
PEST CONTROL	1,800	1,555	1,400	111%	1,600	200	Sealing access points for pests
POOL/SPA OPERATIONS	4,400	3,493	3,800	92%	3,800	0	
POOL/SPA REPAIR	500	0	750	0%	750	0	
ROOF REPAIR	1,800	1,860	2,000	93%	2,000	0	Chimney Caps, Flashing, etc.
SECURITY (B I S)	2,400	0	0	N/A	0	0	Service Cancelled
SIDING/STUCCO REPAIRS	2,400	1,655	3,500	47%	3,500	0	
SIGN REPAIR/REPLACE	400	0	350	0%	350	0	Fire lanes signs, etc.
SNOW REMOVAL	7,500	736	7,000	11%	7,000	0	
SPRINKLER REPAIR	5,000	2,637	5,000	53%	3,700	(1,300)	
STREET REPAIR / SWEEP	500	450	250	180%	500	250	Pot holes
TAXES	0	0	0	0%	0	0	
TRASH	13,000	10,966	13,000	84%	13,200	200	
TREE MTC. (PRUNE/SPRAY)	13,000	10,070	10,000	101%	11,500	1,500	2 winter waters/inspections
WATER	38,000	35,691	38,000	94%	38,000	0	
OPERATING EXPENSE:	282,240	204,377	266,810	77%	271,940	5,130	

TOTAL RESERVE ALLOCATION:

CONSOLIDATED	52,000	51,974	65,830	79%	104,500	38,670	
TOTAL BUDGET:	334,240	256,351	332,640	77%	376,440	43,800	
Surplus / (Shortage):	0	(4,555)	1,800		0		
Per Unit Per Month	0	(3)	1		0		