

# AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION

## 2006 Budget

### \$198 Month

**INCOME:**

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>Delta</u>	
MONTHLY ASSESSMENT	319,200	332,640	332,640	0	CPI 4.7% Increase (\$9.30)
INTEREST INCOME	500	100	50	(50)	
FINES	0	250	500	250	
LATE FEES / MISC	250	1,250	1,250	0	
<b>GROSS INCOME:</b>	<b><u>319,950</u></b>	<b><u>334,240</u></b>	<b><u>334,440</u></b>	<b>200</b>	

**EXPENSES:**

ACCOUNTING FEES	2,800	1,350	1,300	(50)	Audit
ADMIN (Postage, Copies, etc)	4,800	4,400	4,000	(400)	
CLUBHOUSE MAINTENANCE	1,000	1,800	800	(1,000)	
CONCRETE REPAIR	250	250	500	250	
ELECTRIC	4,500	4,680	4,800	120	2.6% Increase
FENCE REPAIR	1,800	1,000	1,200	200	
GAS	3,500	2,400	2,200	(200)	8.3% Decrease
GENERAL MTC. & REPAIR	5,000	3,500	3,500	0	
GUTTER REPAIR/CLEANING	4,000	7,500	7,000	(500)	
INSURANCE	37,000	36,500	30,000	(6,500)	Act. Renewal Fig - Umbrella
JANITORIAL	2,850	2,850	2,850	0	
LANDSCAPING	5,000	5,000	2,500	(2,500)	
LAWN CONTRACT	27,000	28,000	28,000	0	3% Increase Est.
LEGAL EXPENSE	250	500	1,500	1,000	SB-100 Compliance
LEGAL REIMBURSEMENT	0	(500)	(750)	(250)	
LIGHT MAINTENANCE	1,200	1,800	1,500	(300)	Fixtures, Bulbs, Globes
LOAN EXPENSE (INTEREST)	24,300	24,000	24,000	0	Est. \$2000/month
LOAN PAYMENT (PRINCIPLE)	45,600	45,600	46,200	600	Est. \$3850/month
MANAGEMENT FEES	20,160	20,160	20,160	0	
PAINTING	1,000	750	500	(250)	
PEST CONTROL	1,800	1,800	1,400	(400)	Sealing access points for pests
POOL/SPA OPERATIONS	4,000	4,400	3,800	(600)	Based on 05 Act.
POOL/SPA REPAIR	1,200	500	750	250	Hot tub repairs completed
ROOF REPAIR	1,200	1,800	2,000	200	Chimney Caps, Flashing, etc.
SECURITY (B I S)	0	2,400	0	(2,400)	Service Cancelled
SIDING/STUCCO REPAIRS	1,200	2,400	3,500	1,100	
SIGN REPAIR/REPLACE	360	400	350	(50)	Fire lanes signs, etc.
SNOW REMOVAL	7,500	7,500	7,000	(500)	
SPRINKLER REPAIR	4,000	5,000	5,000	0	System Aging
STREET REPAIR / SWEEP	1,200	500	250	(250)	04 Sealcoat/Patch
TAXES	1,376	0	0	0	
TRASH	13,104	13,000	13,000	0	
TREE MTC. (PRUNE/SPRAY)	13,000	13,000	10,000	(3,000)	includes 2 winter waters
WATER	26,000	38,000	38,000	0	
<b>OPERATING EXPENSE:</b>	<b><u>267,950</u></b>	<b><u>282,240</u></b>	<b><u>266,810</u></b>	<b>(15,430)</b>	

**TOTAL RESERVE ALLOCATION:**

CONSOLIDATED	52,000	52,000	65,830	13,830
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<b>TOTAL BUDGET:</b>	<b><u>319,950</u></b>	<b><u>334,240</u></b>	<b><u>332,640</u></b>	<b>(1,600)</b>
<b>Surplus / (Shortage):</b>	0	0	1,800	
<b>Per Unit Per Month</b>	0	0	1	