

**AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION**

2010 Budget

\$223 Month

<b>INCOME:</b>	<b>2008-Budget</b>	<b>2009-Budget</b>	<b>2010-Budget</b>
MONTHLY ASSESSMENT	374,640	374,640	374,640
INTEREST INCOME	50	50	50
FINES	500	100	100
LATE FEES / MISC	1,250	1,250	1,250
returned check	20	0	20
<b>GROSS INCOME:</b>	<b>\$376,460</b>	<b>\$376,040</b>	<b>\$376,060</b>
<b>OPERATING EXPENSES:</b>			
ACCOUNTING FEES	1,350	1,350	1,450
ADMIN (Postage, Copies, etc)	4,500	4,000	5,100
CLUBHOUSE MAINTENANCE	2,000	1,500	1,000
Community Events	0	0	1,000
CONCRETE REPAIR	15,000	500	600
ELECTRIC	2,500	3,500	3,000
FENCE REPAIR	10,000	2,000	2,500
GAS	2,200	3,138	3,000
GENERAL MTC. & REPAIR	13,000	12,000	12,000
GUTTER REPAIR/CLEANING	6,000	5,000	6,000
INSURANCE	30,000	31,260	32,039
INSURANCE-DEDUCTIBLE			0
workman's comp			0
Janitorial			0
LANDSCAPING	3,400	2,000	10,000
LAWN CONTRACT	30,000	20,772	29,000
LEGAL EXPENSE	1,500	2,500	4,000
LEGAL REIMBURSEMENT	(800)	(800)	-1,100
LIGHT MAINTENANCE	5,200	1,200	1,000
LOAN EXPENSE (INTEREST)	24,000	35,000	0
Miscellaneous	0	0	0
Maintenance Supplies			200
MANAGEMENT FEES	23,520	23,520	26,880
PAINTING	4,000	2,500	2,600
PEST CONTROL	1,600	1,100	1,100
POOL/SPA OPERATIONS	5,800	3,800	4,000
POOL/SPA REPAIR	2,000	1,000	1,000
Pool Keys	200	200	200
PLUMBING	600	100	150
ROOF REPAIR	2,500	3,000	3,000
SIDING/STUCCO REPAIRS	5,390	2,000	2,000
SIGN REPAIR/REPLACE	600	300	100
SNOW REMOVAL	8,000	7,000	7,000
SPRINKLER REPAIR	3,700	2,500	2,500
STREET REPAIR / SWEEP	700	500	500
TRASH	13,500	17,626	19,100
TREE MTC. (PRUNE/SPRAY)	12,000	12,500	4,000
WATER	38,000	75,000	74,000
<b>TOTAL OPERATING EXPENSE:</b>	<b>\$271,960</b>	<b>\$277,566</b>	<b>\$258,919</b>
<b>CONSOLIDATED RESERVE ALLOCATI</b>	<b>104,500</b>	<b>70,000</b>	<b>117,141</b>
<b>TOTAL BUDGET:</b>	<b>\$376,460</b>	<b>\$347,566</b>	<b>\$376,060</b>
Surplus / (Shortage):	-	28,474	0

