

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION

2018 Budget

\$295 Month-\$20 Month Increase for 2018

INCOME:	2017 Budget	2018 Budget	
MONTHLY ASSESSMENT	462,000	495,600	
INTEREST INCOME	50	50	
LATE FEES / MISC	300	300	
GROSS INCOME:	<u>462,350</u>	<u>495,950</u>	
OPERATING EXPENSES:			
ACCOUNTING FEES	1900	1900	Yearly Audit
ADMIN (Postage, Copies, etc)	5500	5000	mailings, copies, bookkeeping, newsletters
BAD DEBT	3000	1500	Any debt unable to collect
CLUBHOUSE MAINTENANCE	3500	2500	supplies, payment for cleaning
COMMUNITY EVENTS	2000	1000	Functions for Community throughout year
CONCRETE REPAIR	2500	4000	No large projects for 2018 forecasted
ELECTRIC	4200	4000	clubhouse, pool, common lights
FENCE REPAIR	2,500	2500	Minimal for remaining wood sections
GAS	2000	2000	clubhouse, pool
GENERAL MTC. & REPAIR	25000	25000	general repairs
GUTTER REPAIR/CLEANING	8000	8000	1 full cleaning and repairs
INSURANCE	66016	70000	
LANDSCAPING	10000	4000	Replacements from Fitzer removals
LAWN CONTRACT	28788	28788	no increase
LEGAL EXPENSE	6000	3000	collections, HOA business
LEGAL REIMBURSEMENT	-1500	-1000	any reimbursement from collections
LIGHT MAINTENANCE	2000	2000	common lights
MANAGEMENT FEES	28224	28224	No increase
PAINT	5000	2500	Discretionary
PEST CONTROL	1500	1600	bats, squirrels, wasps etc
POOL/SPA OPERATIONS	6000	5000	opening, closing, monthly maintenance
POOL/SPA REPAIR	2000	3000	any repairs necessary/ re-key of pool gate
PROFESSIONAL SERVICES	3500	2000	Engineering review
ROOF REPAIR	15000	15000	any roof leaks, misc repairs
SECURITY	7200	8604	year round patrols -new company
SIDING/STUCCO REPAIRS	500	1500	repairs to stucco & siding
SIGN REPAIR/REPLACE	500	0	news signs or replacements
SNOW REMOVAL	15000	10000	winter snow removal
SPRINKLER REPAIR	5000	5000	repairs to system, heads, lines etc
SUMP PUMP INSPECTIONS	0	2000	
STREET REPAIR / SWEEP	22000	15000	One spring sweep & asphalt repair
TRASH	20112	22444	monthly trash fee
TREE MTC. (PRUNE/SPRAY)	10000	10000	inspections, spraying, pruning, 6K for replacements
WATER	90900	92000	monthly water for community and landscaping
TOTAL OPERATING EXPENSE:	<u>403840</u>	<u>388060</u>	
Reserve Allocation	58,010	107,890	
TOTAL BUDGET:	<u>462,350</u>	<u>495,950</u>	