

**AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION**

**2008 Budget**

**\$223 Month**

1-Sep

<b>INCOME:</b>	<b>2006 Actual</b>	<b>2006 Budget</b>	<b>2007-Budget</b>	<b>2007 Actual</b>	<b>2008-Budget</b>	<b>07-08 Comp.</b>
MONTHLY ASSESSMENT	249,480	332,640	374,640	280,980.00	374,640	0
INTEREST INCOME	38	50	50	290	50	0
FINES	500	500	500	0	500	0
LATE FEES / MISC	1,778	1,250	1,250	1,520.00	1,250	0
returned check				20	20	20
<b>GROSS INCOME:</b>	<b>251,796</b>	<b>334,440</b>	<b>376,440</b>	<b>282,810</b>	<b>\$376,460</b>	20

**OPERATING EXPENSES:**

ACCOUNTING FEES	1,250	1,300	1,350	1,300	1,350	0
ADMIN (Postage, Copies, etc)	3,592	4,000	4,200	3,519	5,500	1,300
CLUBHOUSE MAINTENANCE	476	800	800	995	1,500	700
CONCRETE REPAIR	0	500	500	2,700	14,000	13,500
ELECTRIC	3,080	4,800	3,910	2,338	3,500	(410)
FENCE REPAIR	1,945	1,200	2,000	45	6,000	4,000
GAS	1,438	2,200	2,200	1,605	3,132	932
GENERAL MTC. & REPAIR	2,972	3,500	3,500	7,375	13,000	9,500
GUTTER REPAIR/CLEANING	2,915	7,000	7,000	4,720	6,000	(1,000)
INSURANCE	24,673	30,000	31,260	23,515	30,000	(1,260)
workman's comp				(69)		0
Janitorial				700		
LANDSCAPING	1,092	2,500	2,500	1,462	3,000	500
LAWN CONTRACT	21,051	28,000	28,200	21,150	29,000	800
LEGAL EXPENSE	4,487	1,500	1,500	1,538	1,500	0
LEGAL REIMBURSEMENT	(4,379)	(750)	(750)	(1,020)	(800)	(50)
LIGHT MAINTENANCE	380	1,500	800	806	2,000	1,200
LOAN EXPENSE (INTEREST)	15,633	24,000	24,000	11,803	24,000	0
Miscellaneous			0	143	0	0
MANAGEMENT FEES	15,120	20,160	23,520	17,640	23,520	0
PAINTING	510	500	500	1,305	2,500	2,000
PEST CONTROL	1,555	1,400	1,600	1,170	1,600	0
POOL/SPA OPERATIONS	3,493	3,800	3,800	3,731	5,800	2,000
POOL/SPA REPAIR	0	750	750	1,599	2,000	1,250
Pool Keys				701	200	
PLUMBING				80	400	
ROOF REPAIR	1,860	2,000	2,000	1,578	2,500	500
SIDING/STUCCO REPAIRS	1,655	3,500	3,500	173	5,100	1,600
SIGN REPAIR/REPLACE	0	350	350	564	600	250
SNOW REMOVAL	736	7,000	7,000	4,464	7,000	0
SPRINKLER REPAIR	2,637	5,000	3,700	3,280	3,700	0
STREET REPAIR / SWEEP	450	250	500	700	500	0
TAXES	0	0	0	0	0	0
TRASH	10,966	13,000	13,200	9,734	13,500	300
TREE MTC. (PRUNE/SPRAY)	10,070	10,000	11,500	8,830	12,000	500
WATER	35,691	38,000	38,000	34,650	48,358	10,358

<b>TOTAL OPERATING EXPENSE:</b>	<b>\$165,346</b>	<b>\$217,760</b>	<b>\$222,890</b>	<b>\$174,823</b>	<b>\$271,960</b>	49,070
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<b>CONSOLIDATED RESERVE ALLOCATION</b>	51,974	65,830	104,500	78,372	104,500	0
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<b>TOTAL BUDGET:</b>	<b>\$217,320</b>	<b>\$283,590</b>	<b>\$327,390</b>	<b>\$253,195</b>	<b>\$376,460</b>	49,070
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Surplus / (Shortage):	34,476	50,850	49,050	29,615	-	
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Per Unit Per Month	22	33	29		0	
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