

**AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION**

**2009 Budget  
\$223 Month**

<b>INCOME:</b>	<b>2007-Budget</b>	<b>2007 Actual</b>	<b>2008-Budget</b>	<b>October 2008</b>	<b>2009-Budget</b>	<b>08-09 Comp.</b>
MONTHLY ASSESSMENT	374,640	374,640	374,640	\$312,200.00	374,640	0
INTEREST INCOME	50	76.79	50	\$48.37	50	0
FINES	500	0	500	\$0.00	100	0
LATE FEES / MISC	1,250	2,000.00	1,250	\$900.00	1,250	0
returned check		20	20	\$59.00	0	20
<b>GROSS INCOME:</b>	<b>376,440</b>	<b>376,736.79</b>	<b>\$376,460</b>	<b>\$313,207.37</b>	<b>\$376,040</b>	20

**OPERATING EXPENSES:**

ACCOUNTING FEES	1,350	1,300	1,350	1,350	1,350	0
ADMIN (Postage, Copies, etc)	4,200	5,382.32	4,500	2698.85	4,000	500
CLUBHOUSE MAINTENANCE	800	1,012.03	2,000	922.18	1,500	500
CONCRETE REPAIR	500	2,700	15,000	8,850	500	14,500
ELECTRIC	3,910	2,999.01	2,500	2,258.52	3,500	1,000
FENCE REPAIR	2,000	45	10,000	7,999.71	2,000	8,000
GAS	2,200	1,957.65	2,200	1,898.77	3,138	938
GENERAL MTC. & REPAIR	3,500	9,203.16	13,000	16,213.20	12,000	1,000
GUTTER REPAIR/CLEANING	7,000	7,755	6,000	3,416.00	5,000	1,000
INSURANCE	31,260	28,734.76	30,000	28,563.71	31,260	1,260
workman's comp		334		370.00		0
Janitorial		700		0.00		
LANDSCAPING	2,500	1,497.01	3,400	10,711.26	2,000	1,400
LAWN CONTRACT	28,200	25,850	30,000	16,324.00	20,772	1,800
LEGAL EXPENSE	1,500	3,283.73	1,500	2,800.55	2,500	0
LEGAL REIMBURSEMENT	(750)	(2,694.23)	(800)	-1,323.70	(800)	0
LIGHT MAINTENANCE	800	1,231.63	5,200	2,290.71	1,200	4,000
LOAN EXPENSE (INTEREST)	24,000	12,224.52	24,000	10,505.24	35,000	0
Miscellaneous	0	143.15	0	550	0	0
Maintenance Supplies				258.72		
MANAGEMENT FEES	23,520	23,520	23,520	19,600	23,520	0
PAINTING	500	1,655	4,000	659.85	2,500	1,500
PEST CONTROL	1,600	1,390	1,600	1,060	1,100	0
POOL/SPA OPERATIONS	3,800	3,731.24	5,800	3,979.43	3,800	2,000
POOL/SPA REPAIR	750	1,598.94	2,000	2,017.05	1,000	1,000
Pool Keys		700.74	200	377.52	200	
PLUMBING		80	600	0.00	100	
ROOF REPAIR	2,000	2,482.50	2,500	2,760	3,000	500
SIDING/STUCCO REPAIRS	3,500	172.50	5,390	2,050	2,000	3,390
SIGN REPAIR/REPLACE	350	563.76	600	1,022.77	300	300
SNOW REMOVAL	7,000	4,464	8,000	4,715	7,000	1,000
SPRINKLER REPAIR	3,700	4,293.13	3,700	13,736	2,500	0
STREET REPAIR / SWEEP	500	700	700	647.50	500	200
TRASH	13,200	12,933.55	13,500	13,904.50	17,626	300
TREE MTC. (PRUNE/SPRAY)	11,500	11,830	12,000	8,580.00	12,500	500
WATER	38,000	48,973.95	38,000	46,052.74	75,000	37,000
<b>TOTAL OPERATING EXPENSE:</b>	<b>\$222,890</b>	<b>\$222,748</b>	<b>\$271,960</b>	<b>\$237,820</b>	<b>\$277,566</b>	<b>(5,606)</b>

<b>CONSOLIDATED RESERVE ALLOCATION</b>	104,500	95,788	104,500	38,305	70,000	0
<b>TOTAL BUDGET:</b>	<b>\$327,390</b>	<b>\$318,536</b>	<b>\$376,460</b>		<b>347,566</b>	
Surplus / (Shortage):	49,050	58,201	-		28,474	
Per Unit Per Month	29		0		29.20	