

AUTUMN HEIGHTS CONDOMINIUM OWNERS ASSOCIATION

2012 Budget

\$250 Month-\$27 Month Increase

INCOME:	2012 Budget	2011 Budget
MONTHLY ASSESSMENT	420,000	374,640
INTEREST INCOME	50	50
FINES	100	100
LATE FEES / MISC	1,250	1,250
returned check	20	20
GROSS INCOME:	\$421,420	\$376,060
OPERATING EXPENSES:		
ACCOUNTING FEES	1,450	1,450 Yearly Audit
ADMIN (Postage, Copies, etc)	5,500	5,500 mailings, copies, bookkeeping, newsletters
BAD DEBT	4,000	4,000 Any debt unable to collect
CLUBHOUSE MAINTENANCE	1,000	2,100 supplies, payment for cleaning
COMMUNITY EVENTS	1,000	1,000 Functions for Community throughout year
CONCRETE REPAIR	1,200	3,200 minor repairs needed
ELECTRIC	3,200	3,200 clubhouse, pool, common lights
FENCE REPAIR	4,000	4,000 repairs for fence
GAS	2,500	3,000 clubhouse, pool
GENERAL MTC. & REPAIR	11,000	9,000 pool gate repairs, globes, trim, etc
GUTTER REPAIR/CLEANING	7,316	7,061 Cleaning and repairs
INSURANCE	33,581	30,529 Association insurance, Board insurance
INSURANCE-DEDUCTIBLE	0	0
LANDSCAPING	9,000	5,500 bush replmnt, debris clean-up , drainage, etc
LANDSCAPE COMMITTEE	9,200	10,000 Tree replacement, flowerbeds, etc
LAWN CONTRACT	26,904	24,540 monthly maintenance
LEGAL EXPENSE	4,000	4,500 collections, HOA business
LEGAL REIMBURSEMENT	-1,200	-1,200 any reimbursement from collections
LIGHT MAINTENANCE	1,500	1,000 common lights
LOAN EXPENSE	0	46,000
MANAGEMENT FEES	26,880	26,880 Administration of HOA bus., bkkpng, meetings, etc
PAINT	45,000	1,500 Buildings 4070, 4090, 4120
PEST CONTROL	1,500	1,500 bats, squirrels etc
POOL/SPA OPERATIONS	5,000	4,800 opening, closing, monthly maintenance
POOL/SPA REPAIR	2,500	2,000 any repairs necessary
Pool Keys	50	100 pool keys
PLUMBING	600	200 clubhouse repairs
Professional Services	1,000	4,600 Engineering review
ROOF REPAIR	6,500	4,000 any roof leaks, missing tiles etc
SIDING/STUCCO REPAIRS	9,400	500 repairs to stucco & siding
SIGN REPAIR/REPLACE	200	200 news signs or replacements
SNOW REMOVAL	7,000	8,000 winter snow removal
SPRINKLER REPAIR	5,000	6,000 repairs to system, heads, lines etc
STREET REPAIR / SWEEP	10,039	800 crackfilling
TRASH	19,100	19,100 monthly trash fee
TREE MTC. (PRUNE/SPRAY)	2,500	3,000 inspections, spraying, maintenance
WATER	122,000	80,000 monthly water for community and landscaping
TOTAL OPERATING EXPENSE:	\$ 389,420	\$327,560

Reserve Allocation

Asphalt	5,000	6,000
Concrete	4,000	6,000
Consolidated	3,000	6,300
Structure	5,000	6,300
Painting	2,000	6,300
Pool	7,000	6,200
Roofs	3,000	4,000
Fence	3,000	6,000
TOTAL RESERVE ALLOCATION	32,000	47,100

TOTAL BUDGET:	421,420	\$374,660
Surplus / (Shortage):	0	0