

**Fortune Ridge Townhomes Association, Inc.
2010 Fiscal Year Budget**

	Jan 10	Feb 10	Mar 10	Apr 10	May 10	Jun 10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	TOTAL ANNUAL
Income													
Assessments	17,760.00	17,760.00	17,760.00	17,760.00	17,760.00	17,760.00	17,760.00	17,760.00	17,760.00	17,760.00	17,760.00	17,760.00	213,120.00
Collection Fees	0.00	0.00	0.00	250.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	500.00
Garden Fees	0.00	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.00
Late Fees Assessed	0.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	50.00	500.00
Regular Interest Received	16.74	16.66	16.66	16.66	16.66	16.66	16.66	16.66	16.66	16.66	16.66	16.66	200.00
Total Income	17,776.74	17,821.66	17,821.66	18,311.66	17,821.66	17,821.66	17,821.66	18,071.66	17,821.66	17,821.66	17,821.66	17,826.66	214,560.00
Expense													
Administration													
Accounting	0.00	0.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00
Association Management	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	1,560.00	18,720.00
Bank Fees	10.00	10.00	5.00	10.00	10.00	5.00	10.00	10.00	5.00	10.00	10.00	5.00	100.00
Collections- Legal	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Postage & Printing	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Property Insurance	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	230.00	220.00	2,750.00
Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Administration	1,800.00	1,800.00	2,020.00	1,800.00	1,800.00	2,045.00	1,800.00	1,800.00	1,795.00	1,800.00	1,800.00	1,785.00	22,045.00
Building Maintenance													
General Building Repairs	12,500.00	12,500.00	6,500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	36,000.00
Gutter Cleaning	0.00	0.00	0.00	0.00	0.00	2,200.00	0.00	0.00	2,200.00	0.00	0.00	2,200.00	6,600.00
Gutter Repairs	0.00	510.00	510.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,020.00
Roof Repairs	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Total Building Maintenance	12,625.00	13,135.00	7,135.00	625.00	625.00	2,825.00	625.00	625.00	2,825.00	625.00	625.00	2,825.00	45,120.00
Grounds Maintenance													
Erosion Management	0.00	0.00	0.00	750.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00
Fees for Storm Water	0.00	0.00	0.00	14,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,000.00
Garden Club Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grounds Improvements	0.00	0.00	0.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Grounds Maintenance Contract	4,916.74	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	4,916.66	59,000.00
Mailboxes	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Parking Surface Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	0.00	0.00	4,000.00
Pine Straw & Mulch	0.00	0.00	0.00	0.00	9,250.00	9,250.00	0.00	0.00	0.00	0.00	0.00	0.00	18,500.00
Plant Maintenance	0.00	0.00	0.00	400.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
Plumbing Repairs	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00

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	TOTAL												
	Jan 10	Feb 10	Mar 10	Apr 10	May 10	Jun 10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	ANNUAL
Sidewalk/ Curb Maintenance	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Signage	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Snow Removal	200.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00	800.00
Tree Maintenance	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Total Grounds Maintenance	5,116.74	5,116.66	4,916.66	22,316.66	18,816.66	14,566.66	8,916.66	4,916.66	4,916.66	4,916.66	5,116.66	5,116.66	104,750.00
Miscellaneous													
Area Lighting	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	3,780.00
Master Association Fees	0.00	7,008.00	0.00	0.00	7,008.00	0.00	0.00	7,008.00	0.00	0.00	7,008.00	0.00	28,032.00
Pest Control/ Exterminator	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	0.00	0.00	150.00
Social Events	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00	50.00	50.00	50.00	50.00	300.00
Total Miscellaneous	315.00	7,323.00	315.00	315.00	7,323.00	315.00	515.00	7,373.00	365.00	365.00	7,373.00	365.00	32,262.00
Total Expense	19,856.74	27,374.66	14,386.66	25,056.66	28,564.66	19,751.66	11,856.66	14,714.66	9,901.66	7,706.66	14,914.66	10,091.66	204,177.00
Net Income	-2,080.00	-9,553.00	3,435.00	-6,745.00	-10,743.00	-1,930.00	5,965.00	3,357.00	7,920.00	10,115.00	2,907.00	7,735.00	10,383.00