

**Fortune Ridge Townhomes Association, Inc.**  
**Income Statement for January 2010**

	<u>Jan 10</u>	<u>Budget</u>	<u>Jan 10</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>					
Assessments	18,758.00	17,760.00	18,758.00	17,760.00	213,120.00
Collection Fees	0.00	0.00	0.00	0.00	500.00
Garden Club Fees	0.00	0.00	0.00	0.00	0.00
Garden Fees	0.00	0.00	0.00	0.00	240.00
Late Fees Assessed	60.00	0.00	60.00	0.00	500.00
Regular Interest Received	1.35	16.74	1.35	16.74	200.00
<b>Total Income</b>	<b>18,819.35</b>	<b>17,776.74</b>	<b>18,819.35</b>	<b>17,776.74</b>	<b>214,560.00</b>
<b>Expense</b>					
<b>Administration</b>					
Accounting	0.00	0.00	0.00	0.00	225.00
Association Management	1,560.00	1,560.00	1,560.00	1,560.00	18,720.00
Bank Fees	37.17	10.00	37.17	10.00	100.00
Collections- Legal	0.00	0.00	0.00	0.00	150.00
Postage & Printing	0.00	0.00	0.00	0.00	100.00
Property Insurance	925.50	230.00	925.50	230.00	2,750.00
Taxes	0.00	0.00	0.00	0.00	0.00
<b>Total Administration</b>	<b>2,522.67</b>	<b>1,800.00</b>	<b>2,522.67</b>	<b>1,800.00</b>	<b>22,045.00</b>
<b>Building Maintenance</b>					
General Building Repairs	4,250.00	12,500.00	4,250.00	12,500.00	36,000.00
Gutter Cleaning	0.00	0.00	0.00	0.00	6,600.00
Gutter Repairs	0.00	0.00	0.00	0.00	1,020.00
Roof Repairs	0.00	125.00	0.00	125.00	1,500.00
<b>Total Building Maintenance</b>	<b>4,250.00</b>	<b>12,625.00</b>	<b>4,250.00</b>	<b>12,625.00</b>	<b>45,120.00</b>
<b>Grounds Maintenance</b>					
Erosion Management	100.00	0.00	100.00	0.00	1,500.00
Fees for Storm Water	0.00	0.00	0.00	0.00	14,000.00
Garden Club Expenses	0.00	0.00	0.00	0.00	0.00
Grounds Improvements	0.00	0.00	0.00	0.00	3,000.00
Grounds Maintenance Contract	5,421.00	4,916.74	5,421.00	4,916.74	59,000.00
Mailboxes	0.00	0.00	0.00	0.00	250.00
Parking Surface Maintenance	0.00	0.00	0.00	0.00	0.00
Pine Straw & Mulch	0.00	0.00	0.00	0.00	18,500.00
Plant Maintenance	202.50	0.00	202.50	0.00	800.00
Plumbing Repairs	0.00	0.00	0.00	0.00	250.00
Sidewalk/ Curb Maintenance	0.00	0.00	0.00	0.00	500.00
Signage	0.00	0.00	0.00	0.00	150.00
Snow Removal	0.00	200.00	0.00	200.00	800.00
Tree Maintenance	1,806.25	0.00	1,806.25	0.00	2,000.00
<b>Total Grounds Maintenance</b>	<b>7,529.75</b>	<b>5,116.74</b>	<b>7,529.75</b>	<b>5,116.74</b>	<b>100,750.00</b>

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<b>Miscellaneous</b>					
<b>Area Lighting</b>	317.09	315.00	317.09	315.00	3,780.00
<b>Master Association Fees</b>	60.00	0.00	60.00	0.00	28,032.00
<b>Pest Control/ Exterminator</b>	0.00	0.00	0.00	0.00	150.00
<b>Social Events</b>	0.00	50.00	0.00	50.00	600.00
<b>Total Miscellaneous</b>	<u>377.09</u>	<u>365.00</u>	<u>377.09</u>	<u>365.00</u>	<u>32,562.00</u>
<b>Total Expense</b>	<u>14,679.51</u>	<u>19,906.74</u>	<u>14,679.51</u>	<u>19,906.74</u>	<u>200,477.00</u>
<b>Net Income</b>	<u><u>4,139.84</u></u>	<u><u>-2,130.00</u></u>	<u><u>4,139.84</u></u>	<u><u>-2,130.00</u></u>	<u><u>14,083.00</u></u>