

Fortune Ridge Townhomes Association, Inc.
Income Statement for February 2010

	Feb 10	Budget	Jan - Feb 10	YTD Budget	Annual Budget
Income					
Assessments	15,268.00	17,760.00	34,026.00	35,520.00	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	0.00	45.00	60.00	45.00	500.00
Regular Interest Received	1.35	16.66	2.70	33.40	200.00
Total Income	15,269.35	17,821.66	34,088.70	35,598.40	214,560.00
Expense					
Administration					
Accounting	0.00	0.00	0.00	0.00	225.00
Association Management	1,560.00	1,560.00	3,120.00	3,120.00	18,720.00
Bank Fees	7.50	10.00	44.67	20.00	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	0.00	230.00	925.50	460.00	2,750.00
Taxes	0.00	0.00	0.00	0.00	0.00
Total Administration	1,567.50	1,800.00	4,090.17	3,600.00	22,045.00
Building Maintenance					
General Building Repairs	10,123.00	12,500.00	14,373.00	25,000.00	36,000.00
Gutter Cleaning	0.00	0.00	0.00	0.00	6,600.00
Gutter Repairs	0.00	510.00	0.00	510.00	1,020.00
Roof Repairs	0.00	125.00	0.00	250.00	1,500.00
Total Building Maintenance	10,123.00	13,135.00	14,373.00	25,760.00	45,120.00
Grounds Maintenance					
Erosion Management	0.00	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	4,977.00	4,916.66	10,398.00	9,833.40	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	610.00	0.00	812.50	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	400.00	800.00
Tree Maintenance	0.00	0.00	1,806.25	0.00	2,000.00

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Total Grounds Maintenance	5,587.00	5,116.66	13,116.75	10,233.40	100,750.00
Miscellaneous					
Area Lighting	318.02	315.00	635.11	630.00	3,780.00
Master Association Fees	0.00	7,008.00	60.00	7,008.00	28,032.00
Pest Control/ Exterminator	0.00	0.00	0.00	0.00	150.00
Social Events	0.00	50.00	0.00	100.00	600.00
Total Miscellaneous	318.02	7,373.00	695.11	7,738.00	32,562.00
Total Expense	17,595.52	27,424.66	32,275.03	47,331.40	200,477.00
Net Income	-2,326.17	-9,603.00	1,813.67	-11,733.00	14,083.00