

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

	Apr 10	Budget	Jan - Apr 10	YTD Budget	Annual Budget
Income					
Assessments	20,655.00	17,760.00	79,513.99	71,040.00	213,120.00
Collection Fees	0.00	250.00	0.00	250.00	500.00
Garden Fees	0.00	240.00	70.00	240.00	240.00
Late Fees Assessed	90.00	45.00	225.00	135.00	500.00
Regular Interest Received	0.00	16.66	2.70	66.72	200.00
Total Income	20,745.00	18,311.66	79,811.69	71,731.72	214,560.00
Expense					
Administration					
Accounting	0.00	0.00	200.00	225.00	225.00
Association Management	1,560.00	1,560.00	6,240.00	6,240.00	18,720.00
Bank Fees	14.00	10.00	74.17	35.00	100.00
Collections- Legal	96.00	0.00	192.00	0.00	150.00
Postage & Printing	0.00	0.00	0.00	0.00	100.00
Property Insurance	0.00	230.00	925.50	920.00	2,750.00
Taxes	0.00	0.00	0.00	0.00	0.00
Total Administration	1,670.00	1,800.00	7,631.67	7,420.00	22,045.00
Building Maintenance					
General Building Repairs	13,342.00	500.00	37,715.00	32,000.00	36,000.00
Gutter Cleaning	0.00	0.00	0.00	0.00	6,600.00
Gutter Repairs	0.00	0.00	3,013.29	1,020.00	1,020.00
Roof Repairs	475.00	125.00	475.00	500.00	1,500.00
Total Building Maintenance	13,817.00	625.00	41,203.29	33,520.00	45,120.00
Grounds Maintenance					
Erosion Management	0.00	750.00	100.00	750.00	1,500.00
Fees for Storm Water	0.00	0.00	0.00	14,000.00	14,000.00
Garden Club Expenses	0.00	0.00	0.00	0.00	0.00
Grounds Improvements	0.00	1,500.00	0.00	3,000.00	3,000.00
Grounds Maintenance Contract	4,977.00	4,916.66	20,352.00	19,666.72	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	8,475.00	18,500.00	18,475.00	18,500.00	18,500.00
Plant Maintenance	0.00	400.00	812.50	400.00	800.00
Plumbing Repairs	0.00	250.00	0.00	250.00	250.00
Sidewalk/ Curb Maintenance	0.00	500.00	0.00	500.00	500.00
Signage	0.00	0.00	0.00	0.00	150.00
Snow Removal	0.00	0.00	0.00	400.00	800.00

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Tree Maintenance	0.00	0.00	1,806.25	0.00	2,000.00
Total Grounds Maintenance	13,452.00	26,816.66	41,545.75	57,466.72	100,750.00
Miscellaneous					
Area Lighting	317.74	315.00	1,271.22	1,260.00	3,780.00
Master Association Fees	0.00	0.00	7,053.00	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	200.00	600.00
Total Miscellaneous	317.74	365.00	8,324.22	8,468.00	32,562.00
Total Expense	29,256.74	29,606.66	98,704.93	106,874.72	200,477.00
Net Income	-8,511.74	-11,295.00	-18,893.24	-35,143.00	14,083.00