

**Fortune Ridge Townhomes Association, Inc.**  
**Income Report for May 2010**

	<u>May 10</u>	<u>Budget</u>	<u>Jan - May 10</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>					
Assessments	10,280.00	17,760.00	89,793.99	88,800.00	213,120.00
Collection Fees	0.00	0.00	0.00	250.00	500.00
Garden Fees	0.00	0.00	70.00	240.00	240.00
Late Fees Assessed	0.00	45.00	225.00	180.00	500.00
Regular Interest Received	0.00	16.66	2.70	83.38	200.00
<b>Total Income</b>	<b>10,280.00</b>	<b>17,821.66</b>	<b>90,091.69</b>	<b>89,553.38</b>	<b>214,560.00</b>
<b>Expense</b>					
<b>Administration</b>					
Accounting	0.00	0.00	200.00	225.00	225.00
Association Management	1,560.00	1,560.00	7,800.00	7,800.00	18,720.00
Bank Fees	9.25	10.00	83.42	45.00	100.00
Collections- Legal	233.58	0.00	329.58	0.00	150.00
Postage & Printing	0.00	0.00	0.00	0.00	100.00
Property Insurance	0.00	230.00	925.50	1,150.00	2,750.00
Taxes	0.00	0.00	0.00	0.00	0.00
<b>Total Administration</b>	<b>1,802.83</b>	<b>1,800.00</b>	<b>9,338.50</b>	<b>9,220.00</b>	<b>22,045.00</b>
<b>Building Maintenance</b>					
General Building Repairs	6,075.00	500.00	43,790.00	32,500.00	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	150.00	125.00	625.00	625.00	1,500.00
<b>Total Building Maintenance</b>	<b>6,225.00</b>	<b>625.00</b>	<b>47,428.29</b>	<b>34,145.00</b>	<b>45,120.00</b>
<b>Grounds Maintenance</b>					
Erosion Management	0.00	750.00	100.00	1,500.00	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	0.00	0.00	3,000.00	3,000.00
Grounds Maintenance Contract	4,977.00	4,916.66	25,329.00	24,583.38	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	18,475.00	18,500.00	18,500.00
Plant Maintenance	0.00	400.00	812.50	800.00	800.00
Plumbing Repairs	0.00	0.00	0.00	250.00	250.00
Sidewalk/ Curb Maintenance	0.00	0.00	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
Tree Maintenance	0.00	2,000.00	1,806.25	2,000.00	2,000.00
<b>Total Grounds Maintenance</b>	<b>4,977.00</b>	<b>8,066.66</b>	<b>46,522.75</b>	<b>65,533.38</b>	<b>100,750.00</b>
<b>Miscellaneous</b>					

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Area Lighting	320.40	315.00	1,591.62	1,575.00	3,780.00
Master Association Fees	6,993.00	7,008.00	14,046.00	14,016.00	28,032.00
Pest Control/ Exterminator	0.00	0.00	0.00	0.00	150.00
Social Events	0.00	50.00	0.00	250.00	600.00
<b>Total Miscellaneous</b>	<u>7,313.40</u>	<u>7,373.00</u>	<u>15,637.62</u>	<u>15,841.00</u>	<u>32,562.00</u>
<b>Total Expense</b>	<u>20,318.23</u>	<u>17,864.66</u>	<u>118,927.16</u>	<u>124,739.38</u>	<u>200,477.00</u>
<b>Net Income</b>	<u><u>-10,038.23</u></u>	<u><u>-43.00</u></u>	<u><u>-28,835.47</u></u>	<u><u>-35,186.00</u></u>	<u><u>14,083.00</u></u>