

**Fortune Ridge Townhomes Association, Inc.**  
**Income Report for January 2011**

	<u>Jan 11</u>	<u>Budget</u>	<u>Jan 11</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>					
Assessments	26,797.00	17,760.00	26,797.00	17,760.00	213,120.00
Collection Fees	0.00	0.00	0.00	0.00	500.00
Garden Fees	0.00	0.00	0.00	0.00	100.00
Late Fees Assessed	0.00	25.00	0.00	25.00	500.00
Regular Interest Received	0.00	1.25	0.00	1.25	15.00
<b>Total Income</b>	<b>26,797.00</b>	<b>17,786.25</b>	<b>26,797.00</b>	<b>17,786.25</b>	<b>214,235.00</b>
<b>Expense</b>					
<b>Administration</b>					
Accounting	0.00	0.00	0.00	0.00	225.00
Association Management	1,560.00	1,600.00	1,560.00	1,600.00	19,200.00
Bank Fees	24.00	0.00	24.00	0.00	100.00
Collections- Legal	0.00	0.00	0.00	0.00	500.00
Postage & Printing	0.00	0.00	0.00	0.00	100.00
Property Insurance	941.00	0.00	941.00	0.00	1,000.00
Taxes	0.00	0.00	0.00	0.00	0.00
<b>Total Administration</b>	<b>2,525.00</b>	<b>1,600.00</b>	<b>2,525.00</b>	<b>1,600.00</b>	<b>21,125.00</b>
<b>Building Maintenance</b>					
General Building Repairs	575.00	0.00	575.00	0.00	10,000.00
Gutter Cleaning	0.00	0.00	0.00	0.00	6,600.00
Gutter Repairs	0.00	0.00	0.00	0.00	750.00
Roof Repairs	1,825.00	0.00	1,825.00	0.00	1,500.00
<b>Total Building Maintenance</b>	<b>2,400.00</b>	<b>0.00</b>	<b>2,400.00</b>	<b>0.00</b>	<b>18,850.00</b>
<b>Grounds Maintenance</b>					
Erosion Management	0.00	0.00	0.00	0.00	1,500.00
Fees for Storm Water	0.00	0.00	0.00	0.00	24,000.00
Garden Club Expenses	0.00	0.00	0.00	0.00	0.00
Grounds Improvements	3,963.00	0.00	3,963.00	0.00	3,000.00
Grounds Maintenance Contract	4,639.92	4,700.00	4,639.92	4,700.00	56,400.00
Mailboxes	0.00	0.00	0.00	0.00	1,000.00
Parking Surface Maintenance	0.00	0.00	0.00	0.00	0.00
Pine Straw & Mulch	0.00	0.00	0.00	0.00	16,000.00
Plant Maintenance	0.00	0.00	0.00	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	0.00	0.00	0.00	800.00
Tree Maintenance	0.00	0.00	0.00	0.00	2,000.00
<b>Total Grounds Maintenance</b>	<b>8,602.92</b>	<b>4,700.00</b>	<b>8,602.92</b>	<b>4,700.00</b>	<b>106,400.00</b>
<b>Miscellaneous</b>					

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Area Lighting	305.12	320.00	305.12	320.00	3,800.00
Master Association Fees	6,993.00	0.00	6,993.00	0.00	28,032.00
Pest Control/ Exterminator	0.00	0.00	0.00	0.00	150.00
Social Events	0.00	0.00	0.00	0.00	500.00
<b>Total Miscellaneous</b>	<u>7,298.12</u>	<u>320.00</u>	<u>7,298.12</u>	<u>320.00</u>	<u>32,482.00</u>
<b>Total Expense</b>	<u>20,826.04</u>	<u>6,620.00</u>	<u>20,826.04</u>	<u>6,620.00</u>	<u>178,857.00</u>
<b>Net Income</b>	<u><u>5,970.96</u></u>	<u><u>11,166.25</u></u>	<u><u>5,970.96</u></u>	<u><u>11,166.25</u></u>	<u><u>35,378.00</u></u>