

Fortune Ridge Townhomes Association, Inc.
Income Report for April 2011

	<u>Apr 11</u>	<u>Budget</u>	<u>Jan - Apr 11</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
Assessments	18,142.00	17,760.00	81,093.00	71,040.00	213,120.00
Collection Fees	0.00	250.00	0.00	250.00	500.00
Garden Fees	40.00	0.00	40.00	100.00	100.00
Late Fees Assessed	75.00	45.00	150.00	160.00	500.00
Regular Interest Received	0.00	1.25	0.00	5.00	15.00
Total Income	18,257.00	18,056.25	81,283.00	71,555.00	214,235.00
Expense					
Administration					
Accounting	0.00	0.00	200.00	225.00	225.00
Association Management	1,600.00	1,600.00	6,360.00	6,400.00	19,200.00
Bank Fees	15.00	10.00	42.00	30.00	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	0.00	0.00	941.00	1,000.00	1,000.00
Taxes	0.00	0.00	5.00	0.00	0.00
Total Administration	1,615.00	1,610.00	7,548.00	7,655.00	21,125.00
Building Maintenance					
General Building Repairs	4,620.00	1,000.00	5,745.00	3,000.00	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	0.00	0.00	2,150.00	0.00	1,500.00
Total Building Maintenance	4,620.00	1,000.00	7,895.00	3,000.00	18,850.00
Grounds Maintenance					
Erosion Management	0.00	1,500.00	0.00	1,500.00	1,500.00
Fees for Storm Water	0.00	0.00	0.00	24,000.00	24,000.00
Garden Club Expenses	0.00	0.00	0.00	0.00	0.00
Grounds Improvements	355.25	0.00	11,642.15	3,000.00	3,000.00
Grounds Maintenance Contract	4,639.92	4,700.00	18,559.68	18,800.00	56,400.00
Mailboxes	0.00	0.00	0.00	1,000.00	1,000.00
Parking Surface Maintenance	0.00	0.00	0.00	0.00	0.00
Pine Straw & Mulch	0.00	0.00	7,420.00	16,000.00	16,000.00
Plant Maintenance	0.00	0.00	0.00	800.00	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	400.00	800.00
Tree Maintenance	1,075.00	0.00	1,075.00	0.00	2,000.00
Total Grounds Maintenance	6,070.17	6,200.00	38,696.83	65,500.00	106,400.00
Miscellaneous					

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Area Lighting	320.88	316.00	1,265.39	1,268.00	3,800.00
Master Association Fees	0.00	0.00	6,993.00	7,008.00	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
Total Miscellaneous	<u>320.88</u>	<u>316.00</u>	<u>8,258.39</u>	<u>8,276.00</u>	<u>32,482.00</u>
Total Expense	<u>12,626.05</u>	<u>9,126.00</u>	<u>62,398.22</u>	<u>84,431.00</u>	<u>178,857.00</u>
Net Income	<u><u>5,630.95</u></u>	<u><u>8,930.25</u></u>	<u><u>18,884.78</u></u>	<u><u>-12,876.00</u></u>	<u><u>35,378.00</u></u>