

**FAIRWAY NINE I ASSOCIATION  
APPROVED 2019/20 BUDGET  
Fiscal Year End 8/31/20**

	Actual 07/31/19	APPROVED 2018/19	Estimated YE 2018/19	APPROVED 2019/20
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Interest Income - Checking	0.00	250.00	0.00	2,000.00
Late Fees	780.83	0.00	800.00	0.00
Maintenance - Billed to Owner	0.00	0.00	0.00	0.00
Member Dues	259,326.00	259,315.00	259,315.00	259,315.00
Other Income	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>260,106.83</b>	<b>259,565.00</b>	<b>260,115.00</b>	<b>261,315.00</b>
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	2,287.75	2,500.00	2,288.00	2,500.00
Legal Fees	0.00	300.00	0.00	300.00
Management Fees	23,650.00	25,800.00	25,800.00	25,800.00
Meeting Expenses	341.66	350.00	300.00	350.00
Office Supplies	74.32	250.00	250.00	300.00
<b>Total Administrative Expenses</b>	<b>26,353.73</b>	<b>29,200.00</b>	<b>28,638.00</b>	<b>29,250.00</b>
<b>Building Expenses</b>				
Chimney Cleaning	0.00	1,350.00	1,350.00	1,500.00
Dryer Vent Cleaning - 2018	0.00	0.00	0.00	5,000.00
Insurance Claims	964.02	0.00	0.00	0.00
Insurance Premiums	22,862.00	25,000.00	23,500.00	25,000.00
Taxes	179.00	150.00	179.00	250.00
Water Main Repairs	0.00	8,000.00	0.00	8,000.00
<b>Total Building Expenses</b>	<b>24,005.02</b>	<b>34,500.00</b>	<b>25,029.00</b>	<b>39,750.00</b>
<b>Common Area Expenses</b>				
Cleaning & Upkeep	1,958.14	2,750.00	2,750.00	3,000.00
Electricity	4,093.15	4,750.00	4,400.00	4,750.00
Freeze Detection System	5,231.42	5,000.00	5,020.00	5,000.00
Landscaping - Contract/Mowing	11,048.61	15,750.00	15,750.00	16,500.00
Landscaping - Extras	12,654.38	16,000.00	16,000.00	16,000.00
Landscaping - Flower Expense	2,523.40	3,500.00	3,500.00	3,500.00
Landscaping - Herbicide & Fert	2,561.50	2,000.00	2,000.00	2,000.00
Landscaping - Sprinkler System	2,829.85	3,500.00	3,500.00	3,500.00
Landscaping - Tree Care/Shrub	4,832.50	10,000.00	10,000.00	8,000.00
Maintenance - General Repairs	18,452.21	15,000.00	15,000.00	15,000.00
Maintenance - Supplies	1,933.73	2,000.00	2,000.00	2,000.00
Miscellaneous	150.00	250.00	250.00	250.00
Pest Control	860.00	1,000.00	1,000.00	1,000.00
Refuse Disposal - Condominiums	6,650.00	7,800.00	7,800.00	7,800.00
Refuse Disposal - Dumpster	5,915.05	6,000.00	6,000.00	6,250.00
Snow Removal	34,133.28	25,000.00	38,000.00	25,000.00
Water & Sewer	48,513.58	49,500.00	49,500.00	49,500.00
Winter/Dewinterization	538.75	1,500.00	500.00	1,500.00
<b>Total Common Area Expenses</b>	<b>164,879.55</b>	<b>171,300.00</b>	<b>182,970.00</b>	<b>170,550.00</b>
<b>Recreation Complex Expenses</b>				
Rec. Chemicals	-214.62	400.00	400.00	400.00
Rec. Cleaning & Upkeep	10,591.46	12,700.00	12,700.00	12,700.00
Rec. Cleaning Supplies	0.00	200.00	200.00	200.00
Rec. Electricity	1,410.35	1,500.00	1,500.00	1,500.00
Rec. Maintenance Supplies	47.58	500.00	500.00	500.00
Rec. Maintenance	3,192.93	2,500.00	2,500.00	2,500.00
Rec. Miscellaneous	0.00	50.00	0.00	50.00
Rec. Natural Gas	1,624.29	2,500.00	2,500.00	2,500.00
Rec. Water & Sewer	405.86	600.00	600.00	600.00
Rec. Winter/Dewinterization	0.00	500.00	0.00	0.00
<b>Total Recreation Complex Expenses</b>	<b>17,057.85</b>	<b>21,450.00</b>	<b>20,900.00</b>	<b>20,950.00</b>
<b>Total Expense</b>	<b>232,296.15</b>	<b>256,450.00</b>	<b>257,537.00</b>	<b>260,500.00</b>
<b>Net Ordinary Income</b>	<b>27,810.68</b>	<b>3,115.00</b>	<b>2,578.00</b>	<b>815.00</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
<b>Capital Reserve Income</b>				
Capital Reserve Dues	82,439.36	82,440.00	82,440.00	82,440.00
Capital Reserve Interest	1,764.29	600.00	1,725.00	2,500.00
<b>Total Capital Reserve Income</b>	<b>84,203.65</b>	<b>83,040.00</b>	<b>84,165.00</b>	<b>84,940.00</b>
<b>Total Other Income</b>	<b>84,203.65</b>	<b>83,040.00</b>	<b>84,165.00</b>	<b>84,940.00</b>
<b>Other Expense</b>				
<b>Capital Reserve Expenses</b>				
Bank Charges	0.00	0.00	0.00	
Exterior Maintenance & Repair	9,369.25	15,000.00	15,000.00	2,000.00
Exterior Building Painting	17,054.74	20,000.00	18,500.00	
Parking Lot Pavement Replacement	176,333.81	194,940.00	176,334.00	16,284.00
Paver Maintenance & Repairs	3,134.52	0.00	2,000.00	2,000.00
Rec Facility - Pool Furniture	3,270.35	0.00	4,100.00	0.00
Rec Facility - Hot Tub Replacement	0.00	0.00	0.00	15,600.00
Rec Facility - Equip. Upgrade	2,813.86	0.00		
Landscape Sprinkler - Trunk Line Repl	0.00	0.00	0.00	0.00
Landscape Improve - Beds, Sprinklers,	0.00	0.00	0.00	70,000.00
<b>Total Capital Reserve Expenses</b>	<b>211,976.53</b>	<b>229,940.00</b>	<b>215,934.00</b>	<b>105,884.00</b>
<b>Net Other Income</b>	<b>-127,772.88</b>	<b>-146,900.00</b>	<b>-131,769.00</b>	<b>-20,944.00</b>