

FAIRWAY NINE I ASSOCIATION
APPROVED 2020/21
Fiscal Year End 8/31/21

	Actual 06/30/2020	APPROVED 2019/20	Estimated YE 2019/20	APPROVED 2020/21
Ordinary Income/Expense				
Income				
Interest Income - Checking	0.00	2,000.00	0.00	100.00
Late Fees	1,531.55	0.00	1,531.55	0.00
Maintenance - Billed to Owner	0.00	0.00	0.00	0.00
Member Dues	259,326.00	259,315.00	259,326.00	259,326.00
Other Income	0.00	0.00	0.00	0.00
Total Income	260,857.55	261,315.00	260,857.55	259,426.00
Expense				
Administrative Expenses				
Accounting	2,342.50	2,500.00	2,342.50	2,500.00
Legal Fees	0.00	300.00	0.00	300.00
Management Fees	19,350.00	25,800.00	25,800.00	28,380.00
Meeting Expenses	170.00	350.00	350.00	350.00
Office Supplies	256.47	300.00	300.00	325.00
Total Administrative Expenses	22,118.97	29,250.00	28,792.50	31,855.00
Building Expenses				
Chimney Inspection/Cleaning	84.00	1,500.00	1,500.00	1,500.00
Dryer Vent Cleaning - 2019/20	6,450.00	5,000.00	6,450.00	0.00
Insurance Claims	0.00	0.00	0.00	0.00
Insurance Premiums	23,987.21	25,000.00	25,000.00	25,500.00
Taxes	30.00	250.00	30.00	100.00
Water Main Repairs	0.00	8,000.00	0.00	8,000.00
Total Building Expenses	30,551.21	39,750.00	32,980.00	35,100.00
Common Area Expenses				
Cleaning & Upkeep	2,567.02	3,000.00	2,750.00	3,000.00
Electricity	3,756.50	4,750.00	4,100.00	4,750.00
Freeze Detection System	1,200.00	5,000.00	1,200.00	2,000.00
Landscaping - Contract/Mowing	5,280.00	16,500.00	16,500.00	16,500.00
Landscaping - Extras	16,766.50	16,000.00	16,800.00	16,800.00
Landscaping - Flower Expense	0.00	3,500.00	3,500.00	3,500.00
Landscaping - Herbicide & Fert	467.00	2,000.00	2,000.00	2,000.00
Landscaping - Sprinkler System	5,672.45	3,500.00	6,500.00	6,000.00
Landscaping - Tree Care/Shrub	490.00	8,000.00	8,000.00	8,000.00
Maintenance - General Repairs	3,128.67	15,000.00	6,000.00	15,000.00
Maintenance - Supplies	1,342.90	2,000.00	1,600.00	2,000.00
Miscellaneous	0.00	250.00	0.00	250.00
Pest Control	325.00	1,000.00	1,000.00	1,000.00
Refuse Disposal - Condominiums	5,460.00	7,800.00	7,800.00	7,800.00
Refuse Disposal - Dumpster	5,104.27	6,250.00	6,000.00	6,250.00
Snow Removal	22,038.76	25,000.00	22,039.00	25,000.00
Water & Sewer	49,608.52	49,500.00	49,608.00	49,650.00
Winter/Dewinterization	406.25	1,500.00	406.00	1,500.00
Total Common Area Expenses	123,613.84	170,550.00	155,803.00	171,000.00
Recreation Complex Expenses				
Rec. Chemicals	2.54	400.00	200.00	400.00
Rec. Cleaning & Upkeep	6,525.06	12,700.00	9,000.00	12,700.00
Rec. Cleaning Supplies	41.41	200.00	125.00	200.00
Rec. Electricity	884.78	1,500.00	1,200.00	1,500.00
Rec. Maintenance Supplies	39.06	500.00	150.00	500.00
Rec. Maintenance	2,803.42	2,500.00	3,000.00	2,500.00
Rec. Miscellaneous	0.00	50.00	0.00	50.00
Rec. Natural Gas	878.12	2,500.00	2,500.00	2,500.00
Rec. Security & Alarm	179.75	0.00	230.00	275.00
Rec. Water & Sewer	565.14	600.00	565.00	600.00
Total Recreation Complex Expenses	11,919.28	20,950.00	16,970.00	21,225.00
Total Expense	188,203.30	260,500.00	234,545.50	259,180.00
Net Ordinary Income	72,654.25	815.00	26,312.05	246.00
Other Income/Expense				
Other Income				
Capital Reserve Income				
Capital Reserve Dues	82,439.36	82,440.00	82,440.00	82,440.00
Capital Reserve Interest	150.66	2,500.00	200.00	200.00
Total Capital Reserve Income	82,590.02	84,940.00	82,640.00	82,640.00
Total Other Income	82,590.02	84,940.00	82,640.00	82,640.00
Other Expense				
Capital Reserve Expenses				
Bank Charges	30.00	0.00	30.00	30.00
Exterior Maintenance & Repair	14,879.00	2,000.00	2,000.00	2,000.00
Exterior Building Painting	2,366.15	2,800.00	2,366.15	0.00
Parking Lot Sealcoating	0.00	16,284.00	0.00	16,284.00
Paver Maintenance & Repairs	0.00	0.00	0.00	2,000.00
Rec Facility - Poolhouse Painting	0.00	0.00	0.00	1,300.00
Rec Facility - Hot Tub Replacement	0.00	15,600.00	0.00	15,600.00
Rec Facility - Equip. Upgrade	501.35	0.00	501.35	0.00
Landscape Sprinkler - Trunk Line Repl.	0.00	0.00	0.00	0.00
Landscape Improve - Beds, Sprinklers, Renovations	54,570.88	70,000.00	72,000.00	0.00
Siding Replacement	0.00	0.00	0.00	0.00
Total Capital Reserve Expenses	72,347.38	106,684.00	76,897.50	37,214.00
Net Other Income	10,242.64	-21,744.00	5,742.50	45,426.00