

**FAIRWAY NINE I ASSOCIATION**  
**APPROVED 2021/22**  
**Fiscal Year End 8/31/21**

|  | Actual<br>07/31/2021 | APPROVED<br>2020/21 | Estimated YE<br>2020/21 | APPROVED<br>2021/22 |
|--|----------------------|---------------------|-------------------------|---------------------|
| <b>Ordinary Income/Expense</b>                   |                      |                     |                         |                     |
| <b>Income</b>                                    |                      |                     |                         |                     |
| Interest Income - Checking                       | 1,377.96             | 100.00              | 1,380.00                | 100.00              |
| Late Fees  | 323.67               | 0.00                | 350.00                  | 0.00                |
| Maintenance - Billed to Owner                    | 325.00               | 0.00                | 325.00                  | 0.00                |
| Member Dues                                      | 259,326.00           | 259,326.00          | 259,326.00              | 259,326.00          |
| Other Income                                     | 50.00                | 0.00                | 50.00                   | 0.00                |
| <b>Total Income</b>                              | <b>261,402.63</b>    | <b>259,426.00</b>   | <b>261,431.00</b>       | <b>259,426.00</b>   |
| <b>Expense</b>                                   |                      |                     |                         |                     |
| <b>Administrative Expenses</b>                   |                      |                     |                         |                     |
| Accounting                                       | 2,359.50             | 2,500.00            | 2,359.50                | 2,500.00            |
| Legal Fees                                       | 0.00                 | 300.00              | 0.00                    | 300.00              |
| Management Fees                                  | 23,650.00            | 28,380.00           | 28,380.00               | 28,380.00           |
| Meeting Expenses                                 | 110.00               | 350.00              | 250.00                  | 350.00              |
| Office Supplies                                  | 365.11               | 325.00              | 325.00                  | 325.00              |
| Other - Website                                  | 418.80               | 0.00                | 418.80                  | 0.00                |
| <b>Total Administrative Expenses</b>             | <b>26,903.41</b>     | <b>31,855.00</b>    | <b>31,733.30</b>        | <b>31,855.00</b>    |
| <b>Building Expenses</b>                         |                      |                     |                         |                     |
| Chimney Inspection/Cleaning                      | 1,395.00             | 1,500.00            | 1,395.00                | 1,500.00            |
| Dryer Vent Cleaning - 2019/20                    | 0.00                 | 0.00                | 0.00                    | 0.00                |
| Insurance Claims                                 | 0.00                 | 0.00                | 0.00                    | 0.00                |
| Insurance Premiums                               | 26,166.00            | 25,500.00           | 26,166.00               | 29,000.00           |
| Taxes  | 0.00                 | 100.00              | 30.00                   | 100.00              |
| Water Main Repairs                               | 0.00                 | 8,000.00            | 0.00                    | 5,000.00            |
| <b>Total Building Expenses</b>                   | <b>27,561.00</b>     | <b>35,100.00</b>    | <b>27,591.00</b>        | <b>35,600.00</b>    |
| <b>Common Area Expenses</b>                      |                      |                     |                         |                     |
| Cleaning & Upkeep                                | 2,228.76             | 3,000.00            | 2,750.00                | 3,000.00            |
| Electricity                                      | 4,111.34             | 4,750.00            | 4,500.00                | 4,750.00            |
| Freeze Detection System                          | 1,200.00             | 2,000.00            | 1,200.00                | 1,500.00            |
| Landscaping - Contract/Mowing                    | 30,440.00            | 16,500.00           | 44,000.00               | 36,000.00           |
| Landscaping - Extras                             | 6,302.00             | 16,800.00           | 6,500.00                | 6,500.00            |
| Landscaping - Flower Expense                     | -744.07              | 3,500.00            | 3,500.00                | 3,500.00            |
| Landscaping - Herbicide & Fert                   | 878.50               | 2,000.00            | 878.50                  | 250.00              |
| Landscaping - Sprinkler System                   | 4,928.72             | 6,000.00            | 9,000.00                | 7,500.00            |
| Landscaping - Tree Care/Shrub                    | 8,725.00             | 8,000.00            | 8,725.00                | 6,000.00            |
| Maintenance - General Repairs                    | 8,238.68             | 15,000.00           | 11,000.00               | 15,000.00           |
| Maintenance - Supplies                           | 1,457.55             | 2,000.00            | 1,650.00                | 2,000.00            |
| Miscellaneous                                    | 50.00                | 250.00              | 50.00                   | 250.00              |
| Pest Control                                     | 1,384.00             | 1,000.00            | 1,750.00                | 1,250.00            |
| Refuse Disposal - Condominiums                   | 6,270.00             | 7,800.00            | 7,800.00                | 8,320.00            |
| Refuse Disposal - Dumpster                       | 5,364.77             | 6,250.00            | 6,250.00                | 6,250.00            |
| Snow Removal                                     | 25,809.75            | 25,000.00           | 25,809.75               | 27,500.00           |
| Water & Sewer                                    | 44,452.60            | 49,650.00           | 49,650.00               | 49,650.00           |
| Winter/Dewinterization                           | 361.25               | 1,500.00            | 500.00                  | 750.00              |
| <b>Total Common Area Expenses</b>                | <b>151,458.85</b>    | <b>171,000.00</b>   | <b>185,513.25</b>       | <b>179,970.00</b>   |
| <b>Recreation Complex Expenses</b>               |                      |                     |                         |                     |
| Rec. Chemicals                                   | 203.95               | 400.00              | 250.00                  | 400.00              |
| Rec. Cleaning & Upkeep                           | 8,015.69             | 12,700.00           | 12,700.00               | 12,700.00           |
| Rec. Cleaning Supplies                           | 81.59                | 200.00              | 100.00                  | 200.00              |
| Rec. Electricity                                 | 1,273.80             | 1,500.00            | 1,500.00                | 1,500.00            |
| Rec. Maintenance Supplies                        | 50.75                | 500.00              | 150.00                  | 500.00              |
| Rec. Maintenance                                 | 1,428.91             | 2,500.00            | 2,000.00                | 2,000.00            |
| Rec. Miscellaneous                               | 0.00                 | 50.00               | 0.00                    | 50.00               |
| Rec. Natural Gas                                 | 1,564.86             | 2,500.00            | 2,000.00                | 2,500.00            |
| Rec. Security & Alarm                            | 533.04               | 275.00              | 575.00                  | 500.00              |
| Rec. Water & Sewer                               | 463.53               | 600.00              | 463.53                  | 600.00              |
| <b>Total Recreation Complex Expenses</b>         | <b>13,616.12</b>     | <b>21,225.00</b>    | <b>19,738.53</b>        | <b>20,950.00</b>    |
| <b>Total Expense</b>                             | <b>219,539.38</b>    | <b>259,180.00</b>   | <b>264,576.08</b>       | <b>268,375.00</b>   |
| <b>Net Ordinary Income</b>                       | <b>41,863.25</b>     | <b>246.00</b>       | <b>-3,145.08</b>        | <b>-8,949.00</b>    |
| <b>Other Income/Expense</b>                      |                      |                     |                         |                     |
| <b>Other Income</b>                              |                      |                     |                         |                     |
| <b>Capital Reserve Income</b>                    |                      |                     |                         |                     |
| Capital Reserve Dues                             | 82,439.36            | 82,440.00           | 82,439.36               | 82,440.00           |
| Capital Reserve Interest                         | 94.80                | 200.00              | 110.00                  | 200.00              |
| <b>Total Capital Reserve Income</b>              | <b>82,534.16</b>     | <b>82,640.00</b>    | <b>82,549.36</b>        | <b>82,640.00</b>    |
| <b>Total Other Income</b>                        | <b>82,534.16</b>     | <b>82,640.00</b>    | <b>82,549.36</b>        | <b>82,640.00</b>    |
| <b>Other Expense</b>                             |                      |                     |                         |                     |
| <b>Capital Reserve Expenses</b>                  |                      |                     |                         |                     |
| Bank Charges                                     | 0.00                 | 30.00               | 0.00                    | 0.00                |
| Exterior Maintenance & Repair                    | 0.00                 | 2,000.00            | 0.00                    | 42,000.00           |
| Exterior Building Painting                       | 0.00                 | 0.00                | 0.00                    | 147,800.00          |
| Parking Lot Sealcoating                          | 13,256.00            | 16,284.00           | 13,256.00               | 0.00                |
| Paver Maintenance & Repairs                      | 0.00                 | 2,000.00            | 2,000.00                | 2,000.00            |
| Rec Facility - Poolhouse Painting                | 0.00                 | 1,300.00            | 0.00                    | 1,300.00            |
| Rec Facility - Hot Tub Replacement               | 0.00                 | 15,600.00           | 0.00                    | 0.00                |
| Rec Facility - Equip. Upgrade                    | 0.00                 | 0.00                | 0.00                    | 0.00                |
| Landscape Sprinkler - Trunk Line Repl.           | 0.00                 | 0.00                | 0.00                    | 0.00                |
| Landscape Improve - Beds, Sprinklers, Renovation | 2,611.00             | 0.00                | 2,611.00                | 0.00                |
| Siding Replacement                               | 0.00                 | 0.00                | 0.00                    | 0.00                |
| <b>Total Capital Reserve Expenses</b>            | <b>15,867.00</b>     | <b>37,214.00</b>    | <b>17,867.00</b>        | <b>193,100.00</b>   |
| <b>Net Other Income</b>                          | <b>66,667.16</b>     | <b>45,426.00</b>    | <b>64,682.36</b>        | <b>-110,460.00</b>  |