

FAIRWAY NINE I ASSOCIATION
APPROVED 2022/23
Fiscal Year End 8/31/22

	Actual 06/04/22	APPROVED 2021/22	Estimated YE 2021/22	APPROVED 2022/23
Ordinary Income/Expense				
Income				
Interest Income - Checking	349.27	100.00	350.00	250.00
Late Fees	1,413.46	0.00	1,413.00	0.00
Maintenance - Billed to Owner	740.98	0.00	741.00	0.00
Member Dues	259,326.00	259,326.00	259,326.00	285,000.00
Other Income	33.00	0.00	33.00	0.00
Total Income	261,862.71	259,426.00	261,863.00	285,250.00
Expense				
Administrative Expenses				
Accounting	2,360.00	2,500.00	2,360.00	2,500.00
Legal Fees	375.00	300.00	375.00	400.00
Management Fees	23,650.00	28,380.00	28,380.00	28,380.00
Meeting Expenses	87.91	350.00	150.00	350.00
Office Supplies	487.50	325.00	550.00	500.00
Other - website/Texting Service	65.00	0.00	75.00	120.00
Total Administrative Expenses	27,025.41	31,855.00	31,890.00	32,250.00
Building Expenses				
Chimney Inspection/Cleaning	1,548.00	1,500.00	1,548.00	1,625.00
Dryer Vent Cleaning - 2019/20	0.00	0.00	0.00	6,450.00
Insurance Claims	0.00	0.00	0.00	0.00
Insurance Premiums	29,385.00	29,000.00	29,385.00	32,500.00
Taxes	30.00	100.00	30.00	30.00
Water Main Repairs	0.00	5,000.00	6,252.00	5,000.00
Total Building Expenses	30,963.00	35,600.00	37,215.00	45,605.00
Common Area Expenses				
Cleaning & Upkeep	2,090.00	3,000.00	2,250.00	3,000.00
Electricity	4,899.88	4,750.00	5,000.00	5,400.00
Freeze Detection System	1,200.00	1,500.00	1,200.00	1,500.00
Landscaping - Contract/Mowing	27,800.00	36,000.00	36,000.00	37,800.00
Landscaping - Extras	2,679.81	6,500.00	6,500.00	6,825.00
Landscaping - Flower Expense	0.00	3,500.00	3,500.00	3,675.00
Landscaping - Herbicide & Fert	0.00	250.00	250.00	500.00
Landscaping - Sprinkler System	1,993.66	7,500.00	7,500.00	8,250.00
Landscaping - Tree Care/Shrub	725.90	6,000.00	6,000.00	6,000.00
Maintenance - General Repairs	8,829.36	15,000.00	15,000.00	15,000.00
Maintenance - Supplies	1,847.43	2,000.00	1,850.00	2,000.00
Miscellaneous	0.00	250.00	0.00	250.00
Pest Control	1,257.47	1,250.00	1,750.00	1,925.00
Refuse Disposal - Condominiums	6,920.00	8,320.00	8,320.00	9,120.00
Refuse Disposal - Dumpster	6,846.74	6,250.00	7,100.00	7,455.00
Snow Removal	25,582.25	27,500.00	25,582.00	30,250.00
Water & Sewer	48,692.22	49,650.00	48,692.00	49,650.00
Winter/Dewinterization	340.00	750.00	340.00	750.00
Total Common Area Expenses	141,704.72	179,970.00	176,834.00	189,350.00
Recreation Complex Expenses				
Rec. Chemicals	99.24	400.00	100.00	400.00
Rec. Cleaning & Upkeep	10,002.92	12,700.00	12,700.00	13,335.00
Rec. Cleaning Supplies	104.63	200.00	150.00	200.00
Rec. Electricity	1,232.07	1,500.00	1,600.00	1,620.00
Rec. Maintenance Supplies	0.00	500.00	50.00	500.00
Rec. Maintenance	2,311.02	2,000.00	2,500.00	2,500.00
Rec. Miscellaneous	0.00	50.00	0.00	50.00
Rec. Natural Gas	2,038.90	2,500.00	2,500.00	3,125.00
Rec. Security & Alarm	851.42	500.00	870.00	600.00
Rec. Water & Sewer	486.19	600.00	600.00	600.00
Total Recreation Complex Expenses	17,126.39	20,950.00	21,070.00	22,930.00
Total Expense	261,862.71	268,375.00	267,009.00	290,135.00
Net Ordinary Income	261,862.71	-8,949.00	-5,146.00	-4,885.00
Other Income/Expense				
Other Income				
Capital Reserve Income				
Capital Reserve Dues	82,439.36	82,440.00	82,439.36	82,440.00
Capital Reserve Interest	190.30	200.00	210.00	200.00
Special Assessment	354,998.84	355,000.00	354,998.84	0.00
Total Capital Reserve Income	437,628.50	437,640.00	437,648.20	82,640.00
Total Other Income	437,628.50	437,640.00	437,648.20	82,640.00
Other Expense				
Capital Reserve Expenses				
Bank Charges	0.00	0.00	0.00	0.00
Back Deck Project 2022	32,143.24	0.00	75,000.00	65,000.00
Exterior Maintenance & Repair	40,969.58	42,000.00	79,800.00 *	238,591.00
Exterior Building Painting	85,800.00	147,800.00	147,800.00 *	152,200.00
Exterior Light Fixtures/Numbers	55,000.00	0.00	66,000.00 *	52,462.00
Paver Maintenance & Repairs	792.72	2,000.00	2,000.00	2,000.00
Rec Facility - Poolhouse Painting	0.00	1,300.00	0.00	0.00
Rec Facility - Hot Tub Replacement	0.00	0.00	0.00	0.00
Rec Facility - Equip. Upgrade	0.00	0.00	0.00	0.00
Total Capital Reserve Expenses	214,705.54	193,100.00	370,600.00	510,253.00
Net Other Income	222,922.96	244,540.00	67,048.20	-427,613.00