

**VILLAGE AT FOUNTAIN GREENS CONDOMINIUM ASSOCIATION**

**2017-2018 APPROVED BUDGET**

Monthly Homeowner Assessments: \$166.00

	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>SEP</b>	<b>OCT</b>	<b>NOV</b>	<b>DEC</b>	<b>TOTAL</b>
	Budget												
<b>***INCOME***</b>													
Association Dues	\$ 16,434.00	\$ 16,434.00	\$ 16,434.00	\$ 16,434.00	\$ 16,434.00	\$ 16,434.00	\$ 16,434.00	\$ 16,434.00	\$ 16,434.00	\$ 16,434.00	\$ 16,434.00	\$ 16,434.00	\$197,208.00
Garage Dues	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$ 40.00	\$480.00
<b>TOTAL INCOME</b>	<b>\$ 16,474.00</b>	<b>\$197,688.00</b>											

**\*\*\*EXPENSES\*\*\***

**COMMON AREA EXPENSE**

General Maintenance	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$ 1,450.00	\$17,400.00
Landscaping - Contract	\$ -	\$ -	\$ 1,166.00	\$ 1,166.00	\$ 1,166.00	\$ 1,166.00	\$ 1,166.00	\$ 1,166.00	\$ 1,166.00	\$ 1,166.00	\$ 1,166.00	\$ 1,166.00	\$10,494.00
Landscape & Irrigation Maint	\$ -	\$ -	\$ -	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ -	\$4,200.00
Snow Removal	\$ 3,000.00	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$6,000.00
Alarm Lines	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$9,000.00
Alarm Monitoring	\$ 1,252.00	\$ 100.00	\$ 75.00	\$ 1,252.00	\$ 100.00	\$ 75.00	\$ 1,252.00	\$ 100.00	\$ 75.00	\$ 1,252.00	\$ 100.00	\$ 75.00	\$5,708.00
Common Electric	\$ 655.00	\$ 655.00	\$ 655.00	\$ 655.00	\$ 655.00	\$ 655.00	\$ 655.00	\$ 655.00	\$ 655.00	\$ 655.00	\$ 655.00	\$ 655.00	\$7,860.00
Water	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$ 2,840.00	\$34,080.00
Sewer	\$ 1,786.00	\$ 1,786.00	\$ 1,786.00	\$ 1,786.00	\$ 1,786.00	\$ 1,786.00	\$ 1,786.00	\$ 1,786.00	\$ 1,786.00	\$ 1,786.00	\$ 1,786.00	\$ 1,786.00	\$21,432.00
Trash	\$ 710.00	\$ 710.00	\$ 710.00	\$ 710.00	\$ 710.00	\$ 710.00	\$ 710.00	\$ 710.00	\$ 710.00	\$ 710.00	\$ 710.00	\$ 710.00	\$8,520.00
<b>TOTAL COMMON</b>	<b>\$ 12,443.00</b>	<b>\$ 9,291.00</b>	<b>\$ 9,432.00</b>	<b>\$ 11,209.00</b>	<b>\$ 10,057.00</b>	<b>\$ 10,032.00</b>	<b>\$ 11,209.00</b>	<b>\$ 10,057.00</b>	<b>\$ 10,032.00</b>	<b>\$ 11,209.00</b>	<b>\$ 9,457.00</b>	<b>\$ 10,266.00</b>	<b>\$124,694.00</b>

**OWNER / ADMINISTRATIVE**

Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35.00	\$ 10.00	\$ -	\$ -	\$45.00
Taxes/Tax Preparation	\$ -	\$ 36.00	\$ 175.00	\$ 90.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$301.00
Management	\$ 891.00	\$ 891.00	\$ 891.00	\$ 891.00	\$ 891.00	\$ 891.00	\$ 891.00	\$ 891.00	\$ 891.00	\$ 891.00	\$ 891.00	\$ 891.00	\$10,692.00
Office Expense	\$ 50.00	\$ 30.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$330.00
<b>TOTAL OWNER/ADMIN</b>	<b>\$ 941.00</b>	<b>\$ 957.00</b>	<b>\$ 1,091.00</b>	<b>\$ 1,006.00</b>	<b>\$ 916.00</b>	<b>\$ 916.00</b>	<b>\$ 916.00</b>	<b>\$ 916.00</b>	<b>\$ 951.00</b>	<b>\$ 926.00</b>	<b>\$ 916.00</b>	<b>\$ 916.00</b>	<b>\$11,368.00</b>

**INSURANCE**

Insurance	\$ 1,916.00	\$ 1,916.00	\$ 1,916.00	\$ 1,916.00	\$ 1,916.00	\$ 1,916.00	\$ 1,916.00	\$ 1,916.00	\$ 1,916.00	\$ 1,916.00	\$ 1,916.00	\$ 1,916.00	\$22,992.00
<b>TOTAL INSURANCE</b>	<b>\$ 1,916.00</b>	<b>\$22,992.00</b>											

**\*\*\*CAPITAL RESERVES\*\*\***

Capital Reserves	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	\$38,400.00
<b>TOTAL CAPITAL</b>	<b>\$ 3,200.00</b>	<b>\$38,400.00</b>											

<b>TOTAL EXPENSES &amp; RESERVES</b>	<b>\$ 18,500.00</b>	<b>\$ 15,364.00</b>	<b>\$ 15,639.00</b>	<b>\$ 17,331.00</b>	<b>\$ 16,089.00</b>	<b>\$ 16,064.00</b>	<b>\$ 17,241.00</b>	<b>\$ 16,089.00</b>	<b>\$ 16,099.00</b>	<b>\$ 17,251.00</b>	<b>\$ 15,489.00</b>	<b>\$ 16,298.00</b>	<b>\$197,454.00</b>
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**\*\*\*NET INCOME\*\*\***

\$234.00