

Village at Fountain Greens Condominium Association, Inc.

2019 ANNUAL BUDGET - Approved

Monthly Dues: \$182.00

Units: 99

	2018		2019
	Proposed	Actual	Approved
Association Dues	\$216,216.00	\$219,162.44	\$216,216.00
Prepaid Income	\$0.00	\$1,323.00	\$0.00
Garage Dues	\$2,400.00	\$1,760.00	\$2,400.00
Insurance Claim Proceeds	\$0.00	\$10,411.96	\$0.00
Interest Income	\$0.00	\$597.34	\$0.00
Late Fee	\$0.00	\$100.00	\$0.00
Total Income	\$218,616.00	\$233,354.74	\$218,616.00

Repair & Maintenance	\$14,000.00	\$20,301.62	\$17,000.00
Scheduled Building Maintenance	\$1,500.00	\$5,540.00	\$4,000.00
Unscheduled Building Repairs	\$3,000.00	\$8,506.70	\$6,000.00
Landscape Maintenance-Contract	\$17,875.00	\$15,228.00	\$15,225.00
Landscape Maintenance-Tree/Shrubs Repairs	\$0.00	\$10,245.00	\$5,000.00
Irrigation System Maintenance	\$620.00	\$672.50	\$650.00
Landscaping/Irrigation Repair	\$1,100.00	\$3,672.70	\$2,500.00
Grounds	\$3,000.00	\$136.93	\$1,500.00
Snow Removal	\$3,600.00	\$1,795.00	\$2,750.00
Pest Control	\$70.00	\$3,095.81	\$3,100.00
Roof Repair	\$500.00	\$11,156.00	\$30,000.00
Management	\$10,692.00	\$10,692.00	\$10,692.00
Alarm Monitoring	\$5,400.00	\$4,604.66	\$5,000.00
Alarm Line	\$8,700.00	\$8,830.22	\$8,830.22
Security-Protection	\$1,100.00	\$600.00	\$800.00
Insurance	\$22,000.00	\$23,366.16	\$16,649.00
Property Tax	\$40.00	\$35.52	\$40.00
Electricity	\$7,800.00	\$8,153.75	\$8,200.00
GE Reimbursement	\$20.00	\$0.00	\$0.00
Water	\$34,000.00	\$30,898.26	\$31,000.00
Sewer	\$21,700.00	\$21,675.98	\$21,700.00
Trash	\$9,784.00	\$9,550.75	\$9,675.00
Office Expense	\$100.00	\$213.90	\$200.00
Meeting Costs	\$95.00	\$0.00	\$0.00
Legal	\$45.00	\$61.35	\$55.00
Accounting	\$175.00	\$175.00	\$175.00
Federal Taxes (previously combined)	\$91.00	\$91.64	\$91.00
State Taxes (previously combined)	\$19.00	\$19.00	\$19.00
Miscellaneous Expense	\$95.00	\$1,000.00	\$750.00
Total Expenses	\$167,121.00	\$200,318.45	\$201,601.22

Net Income	\$51,495.00	\$33,036.29	\$17,014.78
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Reserve Account	\$38,400.00	\$30,997.34	\$21,621.60
Total Expenses (with Reserve)	\$205,521.00	\$231,315.79	\$223,222.82

Net Income with Reserve	\$13,095.00	\$2,038.95	-\$4,606.82
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Though this appears as a net loss, the money will be in Reserve Savings!