

Mountain Greens Homeowner's Association Prepared by Foster Management													2019-2020 Budget Totals	2017-18 Actuals	10 MO YEAR 2018-2019 Budget Totals
Description	March	April	May	June	July	August	September	October	November	December	January	February			
OPERATING INCOME															
Homeowner Assessments	23529	23529	23529	23529	23529	23529	23529	23529	23529	23529	23529	23529	282,348	257,844	218020
Operating Interest Income	200	200	200	200	200	200	200	200	200	200	200	200	2,400	323	2500
TOTAL OPERATING INCOME	\$23,729	\$23,729	\$23,729	\$23,729	\$23,729	\$23,729	\$23,729	\$23,729	\$23,729	\$23,729	\$23,729	\$23,729	284,748	263,299	\$220,520
EXPENSES															
Administrative															
Postage	800	50	50	50	50	50	50	50	50	50	50	200	1,500	2,062	1250
Copying and Printing	750	0	0	750	0	0	750	0	0	750	0	0	3,000	3,716	2500
Office Expense	1500	0	0	0	0	0	0	0	0	0	0	0	1,500	3,579	1667
Management Fee	2150	2150	2150	2150	2150	2150	2150	2150	2150	2150	2150	2150	25,800	20,106	20833
Miscellaneous Expense	87	83	83	83	83	83	83	83	83	83	83	83	1,000	1,495	1541
Audit & Tax Preparation Fees	0	0	2500	0	0	0	0	0	0	0	0	0	2,500	1,950	333
Legal-General	2500	0	0	0	0	0	0	0	0	0	0	0	2,500	9,235	1667
Total Administrative Expense	\$7,787	\$2,283	\$4,783	\$3,033	\$2,283	\$2,283	\$3,033	\$2,283	\$2,283	\$3,033	\$2,283	\$2,433	37,800	42,143	\$29,791
Utilities															
Water, Sewer, Flood Control	150	150	2500	4500	6500	6500	4500	4500	250	150	150	150	30,000	29,526	27707
Electricity	250	200	200	200	200	200	250	250	250	250	250	300	2,800	1,955	2500
Trash Service Contract	2596	2596	2596	2596	2596	2596	2596	2596	2596	2596	2596	2596	31,152	30,016	25000
Total Utility Expense	\$2,996	\$2,946	\$5,296	\$7,296	\$9,296	\$9,296	\$7,346	\$7,346	\$3,096	\$2,996	\$2,996	\$3,046	63,952	61,497	\$55,207
Repairs and Maintenance															
Landscape - Contract Services	5780	5780	5780	5780	5780	5780	5780	0	0	0	0	0	40,460	49,608	42000
Fert/Weed/Insect	2150	2150	2150	2150	0	0	1500	0	0	0	0	0	10,100	0	0
Grounds Repairs & Improvements	5000	5000	0	0	0	0	0	0	0	0	0	0	10,000	4,351	8071
Electrical Repairs & Maintenance	0	0	500	0	0	0	0	500	0	0	0	0	1,000	430	833
Pet Waste Cleanup	125	125	125	125	125	125	125	125	125	125	125	125	1,500	0	0
Maintenance Staff (Gardener)	0	300	540	810	810	810	810	540	540	540	300	0	6,000	3,465	6429
Snow Removal - Common Areas	0	0	0	0	0	0	0	750	750	750	750	0	3,000	2,550	2400
Snow Removal - Block 3	0	0	0	0	0	0	0	250	250	250	250	0	1,000	200	800
Snow Removal - Four Rivers Road	0	0	0	0	0	0	0	250	250	250	250	0	1,000	600	800
Pond Repair / Maintenance	1300	0	1750	1750	1750	1750	0	0	0	0	0	0	8,300	11,134	6040
Tree Spraying / Treatments	5000	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0
Irrigation Repair	0	0	2410	6055	1677	726	1131	0	0	0	0	0	12,000	16,599	11000
Tree/Shrub Trimming - Common	0	0	0	0	500	500	500	2500	1500	0	7500	5500	18,500	25,698	12500
Tree/Shrub Trimming -Block 3	0	0	0	500	500	0	0	250	200	0	1500	500	3,450	500	5000
Tree/Shrub Trimming -Block 5	0	0	0	500	0	0	0	0	0	0	150	0	650	250	250
Tree/Shrub Trimming -Block 6	0	0	0	500	0	0	0	0	0	0	150	0	650	500	500
Tree/Shrub Trimming -Block 7	0	0	0	500	0	0	0	0	0	0	150	0	650	333	333
Total Maintenance and Repair	\$19,355	\$13,355	\$13,255	\$18,670	\$11,142	\$9,691	\$9,847	\$5,165	\$3,615	\$1,915	\$11,125	\$6,125	123,261	114,635	\$96,956
Dues & Fees															
Dues & Fees	20	10	0	0	0	0	0	0	0	0	0	0	30	0	0
Total	\$20	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	30	0	\$0
Insurance															
Insurance - Liability	0	0	0	0	0	0	0	0	0	3105	0	0	3,105	2,158	1667
D & O Liability	0	0	0	0	0	4800	0	0	0	0	0	0	4,800	4,680	4000
Fidelity Bond	0	0	0	0	0	0	0	0	0	0	0	954	954	1,065	917
Workman's Compensation	0	0	0	0	0	0	0	480	0	0	0	0	480	388	540
Total Insurance	\$0	\$0	\$0	\$0	\$0	\$4,800	\$0	\$480	\$0	\$3,105	\$0	\$954	9,339	8,291	\$7,124
TOTAL OPERATING EXPENSES	\$30,158	\$18,594	\$23,334	\$28,999	\$22,721	\$26,070	\$20,226	\$15,274	\$8,994	\$11,049	\$16,404	\$12,558	234,382	\$226,566	\$189,397
NET OPERATING INCOME	-\$6,429	\$5,135	\$395	-\$5,270	\$1,008	-\$2,341	\$3,503	\$8,455	\$14,735	\$12,680	\$7,325	\$11,171	50,366	\$36,733	\$31,123
REPLACEMENT RESERVES															
Block 3 Common Reserves	225	225	225	225	225	225	225	225	225	225	225	225	2,700	1,620	1350
Block 4R Common Reserves	25	25	25	25	25	25	25	25	25	25	25	25	300	180	150
Block 4S Common Reserves	25	25	25	25	25	25	25	25	25	25	25	25	300	180	150
Block 5 Common Reserves	20	20	20	20	20	20	20	20	20	20	20	20	240	144	120
Block 6 Common Reserves	30	30	30	30	30	30	30	30	30	30	30	30	360	216	180
Block 7 Common Reserves	30	30	30	30	30	30	30	30	30	30	30	30	360	216	180
Block 8T Common Reserves	40	40	40	40	40	40	40	40	40	40	40	40	480	288	240
Block 8U Common Reserves	15	15	15	15	15	15	15	15	15	15	15	15	180	108	90
SubAssociation Common Reserves	1915	1915	1915	1915	1915	1915	1915	1915	1915	1915	1915	1915	22,980	13,788	11490
Block 3 Reserves	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	1170	14,040	8,640	7200
Block 4R Reserves	70	70	70	70	70	70	70	70	70	70	70	70	840	120	100
Block 4S Reserves	85	85	85	85	85	85	85	85	85	85	85	85	1,020	360	300
Block 5 Reserves	92	92	92	92	92	92	92	92	92	92	92	92	1,104	912	760
Block 6 Reserves	174	174	174	174	174	174	174	174	174	174	174	174	2,088	2,592	2220
Block 7 Reserves	132	132	132	132	132	132	132	132	132	132	132	132	1,584	1,440	1200
Block 8T Reserves	72	72	72	72	72	72	72	72	72	72	72	72	864	768	640
Block 8U Reserves	54	54	54	54	54	54	54	54	54	54	54	54	648	504	420
Reserve Interest (TOTAL) (Income = "-")	-850	-850	-850	-850	-850	-850	-850	-850	-850	-850	-850	-850	(10,200)	-6,510	-2500
Total reserves	\$3,324	\$3,324	\$3,324	\$3,324	\$3,324	\$3,324	\$3,324	\$3,324	\$3,324	\$3,324	\$3,324	\$3,324	39,888	25,566	\$24,290
Net Income After Reserves	-\$9,753	\$1,811	-\$2,929	-\$8,594	-\$2,316	-\$5,665	\$179	\$5,131	\$11,411	\$9,356	\$4,001	\$7,847	10,478	\$11,167	-\$22,273

[illegible]

														2019-2020 Budget Totals	Per Unit Per Month
Description	March	April	May	June	July	August	September	October	November	December	January	February			
OPERATING INCOME	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5		
304000 Homeowner Assessments	\$103	\$103	\$103	\$103	\$103	\$103	\$103	\$103	\$103	\$103	\$103	\$103	\$103	6180	103.00
304500 Operating Interest Income	515	515	515	515	515	515	515	515	515	515	515	515	515	0	
TOTAL OPERATING INCOME	\$515	\$515	\$515	\$515	\$515	\$515	\$515	\$515	\$515	\$515	\$515	\$515	\$515	\$6,180	103.00
EXPENSES															
Administrative															
407150 Postage (1.07530%)	9	1	1	1	1	1	1	1	1	1	1	2	16	0.27	
406010 Copying and Printing (1.07530%)	8	0	0	8	0	0	8	0	0	8	0	0	32	0.54	
407140 Misc. office expense, supplies (1.07530%)	16	0	0	0	0	0	0	0	0	0	0	0	16	0.27	
407100 Management Fee (5%)	108	108	108	108	108	108	108	108	108	108	108	108	1290	21.50	
407170 Miscellaneous Administrative (1.0753%)	1	1	1	1	1	1	1	1	1	1	1	1	11	0.18	
407120 Accounting (1.0753%)	0	0	27	0	0	0	0	0	0	0	0	0	27	0.45	
407110 Legal (1.0753%)	27	0	0	0	0	0	0	0	0	0	0	0	27	0.45	
Total Administrative Expense	\$168	\$109	\$136	\$117	\$109	\$109	\$117	\$109	\$109	\$117	\$109	\$111	\$1,419	23.65	
Utilities															
405050 Water, Sewer, Flood Control (.915%)	1	1	23	41	59	59	41	41	2	1	1	1	275	4.58	
405010 Electricity (1.3920%)	3	3	3	3	3	3	3	3	3	3	3	4	39	0.65	
405040 Trash removal (6.0976%)	158	158	158	158	158	158	158	158	158	158	158	158	1900	31.66	
Total Utility Expense	\$163	\$162	\$184	\$202	\$221	\$221	\$203	\$203	\$164	\$163	\$163	\$164	\$2,213	36.88	
6000 Repairs and Maintenance															
405210 Landscape - Contract Services (.9150%)	53	53	53	53	53	53	53	0	0	0	0	0	372	6.20	
405220 Fert/Weed/Insect	20	20	20	20	0	0	14	0	0	0	0	0	92	1.54	
405260 Grounds Repairs & Maint (1.0753%)	54	54	0	0	0	0	0	0	0	0	0	0	108	1.79	
405290 Electrical Repair/Replacement Lighting (.9150%)	0	0	5	0	0	0	0	5	0	0	0	0	9	0.15	
405310 Dog Station Maintenance (1.0753%)	1	1	1	1	1	1	1	1	1	1	1	1	16	0.27	
406561 Maintenance Staff	0	4	8	11	11	11	11	8	8	8	4	0	84	1.39	
405300 Snow Removal-Common (1.0753%)	0	0	0	0	0	0	0	8	8	8	8	0	32	0.54	
405300.3 Snow Removal - Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405300.4 Snow Removal - Four Rivers Road (14.706%)	0	0	0	0	0	0	0	37	37	37	37	0	147	2.45	
405272 Pond Maintenance (1.0753%)	14	0	19	19	19	19	0	0	0	0	0	0	89	1.49	
405235 Tree Spraying / Treatments	46	0	0	0	0	0	0	0	0	0	0	0	46	0.76	
405250 Irrigation Repair	0	0	22	55	15	7	10	0	0	0	0	0	110	1.83	
405230 Common (1.0753%)	0	0	0	0	5	5	5	27	16	0	81	59	199	3.32	
405230.3 Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405230.5 Block 5 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405230.6 Block 6 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405230.7 Block 7 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
Total Maintenance and Repair	\$187	\$132	\$127	\$159	\$105	\$96	\$95	\$85	\$70	\$54	\$131	\$60	\$1,304	21.73	
Taxes															
406510 Licenses,Fees,Permits (1.0753%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.01	
Total Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.01	
Insurance															
405120 Master Hazard/Casualty (1.0753%)	0	0	0	0	0	0	0	0	0	33	0	0	33	0.56	
405110 D & O Insurance Premium (1.0753%)	0	0	0	0	0	52	0	0	0	0	0	0	52	0.86	
405123 Fidelity Bond (1.0753%)	0	0	0	0	0	0	0	0	0	0	0	10	10	0.17	
405125 Workman's Compensation (1.0753%)	0	0	0	0	0	0	0	5	0	0	0	0	5	0.09	
Total Insurance	\$0	\$0	\$0	\$0	\$0	\$52	\$0	\$5	\$0	\$33	\$0	\$10	\$100	1.67	
TOTAL OPERATING EXPENSES	\$519	\$403	\$447	\$479	\$435	\$477	\$415	\$402	\$343	\$367	\$403	\$345	\$5,037	83.95	
NET OPERATING INCOME	-\$4	\$112	\$68	\$36	\$80	\$38	\$100	\$113	\$172	\$148	\$112	\$170	\$1,143	19.05	
REPLACEMENT RESERVES															
0 Block 4R Common Reserves	25	25	25	25	25	25	25	25	25	25	25	25	300	5.00	
0 Block 4R Reserves	70	70	70	70	70	70	70	70	70	70	70	70	840	14.00	
Total Reserves	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$95	\$1,140	19.00	
Net Income After Reserves	-\$99	\$17	-\$27	-\$59	-\$15	-\$57	\$5	\$18	\$77	\$53	\$17	\$75	\$5	0.09	

Capital / Reserve Expenditures
Asphalt Mill & Overlay
Asphalt Seal Coat & Crach Fill

\$2,102

\$0
2102

Fountain Greens Block 4S														2019-2020	5
Description	March	April	May	June	July	August	September	October	November	December	January	February	Budget Totals	Per Unit Per Month	
OPERATING INCOME	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5		
304000 Homeowner Assessments	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105		
304500 Operating Interest Income	525	525	525	525	525	525	525	525	525	525	525	525	6300	105.00	
TOTAL OPERATING INCOME	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$525	\$6,300	105.00	
EXPENSES															
Administrative															
407150 Postage (1.0753%)	9	1	1	1	1	1	1	1	1	1	1	2	16	0.27	
406010 Copying and Printing (1.0753%)	8	0	0	8	0	0	8	0	0	8	0	0	32	0.54	
407140 Misc, office expense, supplies (1.0753%)	16	0	0	0	0	0	0	0	0	0	0	0	16	0.27	
407100 Management Fee (5%)	108	108	108	108	108	108	108	108	108	108	108	108	1290	21.50	
407170 Miscellaneous Administrative 1.0753%)	1	1	1	1	1	1	1	1	1	1	1	1	11	0.18	
407120 Accounting (1.0753%)	0	0	27	0	0	0	0	0	0	0	0	0	27	0.45	
407110 Legal (1.0753%)	27	0	0	0	0	0	0	0	0	0	0	0	27	0.45	
Total Administrative Expense	\$168	\$109	\$136	\$117	\$109	\$109	\$117	\$109	\$109	\$117	\$109	\$111	\$1,419	23.65	
Utilities															
405050 Water, Sewer, Flood Control (.9150%)	1	1	23	41	59	59	41	41	2	1	1	1	275	4.58	
405010 Electricity (1.5300%)	4	3	3	3	3	3	4	4	4	4	4	5	43	0.71	
405040 Trash removal (6.0976%)	158	158	158	158	158	158	158	158	158	158	158	158	1900	31.66	
Total Utility Expense	\$163	\$163	\$184	\$203	\$221	\$221	\$203	\$203	\$164	\$163	\$163	\$164	\$2,217	36.95	
Repairs and Maintenance															
405210 Landscape - Contract Services (.9150%)	53	53	53	53	53	53	53	0	0	0	0	0	370	6.17	
405220 Fert/Weed/Insect (.9150%)	20	20	20	20	0	0	14	0	0	0	0	0	92	1.54	
405260 Grounds Repairs & Improve (1.0753%)	54	54	0	0	0	0	0	0	0	0	0	0	108	1.79	
405290 Electrical Repair/Replace (.9150%)	0	0	5	0	0	0	0	5	0	0	0	0	9	0.15	
405310 Dog Station Maintenance (1.0753%)	1	1	1	1	1	1	1	1	1	1	1	1	16	0.27	
406561 Maintenance Staff (1.5300)	0	5	8	12	12	12	12	8	8	8	5	0	92	1.53	
405300 Snow Removal-Common (1.0753%)	0	0	0	0	0	0	0	8	8	8	8	0	32	0.54	
405300.3 Snow Removal - Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405300.4 Snow Removal - Four Rivers Road (14.7060%)	0	0	0	0	0	0	0	37	37	37	37	0	147	2.45	
405272 Pond Maintenance (1.0753%)	14	0	19	19	19	19	0	0	0	0	0	0	89	1.49	
405235 Tree Spraying / Treatments (.9150%)	46	0	0	0	0	0	0	0	0	0	0	0	46	0.76	
405250 Irrigation Repair(.9150%)	0	0	22	55	15	7	10	0	0	0	0	0	110	1.83	
405230 Common (1.0753%)	0	0	0	0	5	5	5	27	16	0	81	59	199	3.32	
405230.3 Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405230.5 Block 5 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405230.6 Block 6 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405230.7 Block 7 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
Total Maintenance and Repair	\$187	\$132	\$128	\$161	\$106	\$97	\$96	\$86	\$71	\$54	\$131	\$60	\$1,310	21.84	
Taxes															
406510 Licenses,Fees,Permits (1.0753%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.01	
Total Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.01	
Insurance															
405120 Master Hazard/Casualty (1.0753%)	0	0	0	0	0	0	0	0	0	33	0	0	33	0.56	
405110 D & O Insurance Premium (1.0753%)	0	0	0	0	0	52	0	0	0	0	0	0	52	0.86	
405123 Fidelity Bond (1.0753%)	0	0	0	0	0	0	0	0	0	0	0	10	10	0.17	
405125 Workman's Compensation (1.0753%)	0	0	0	0	0	0	0	5	0	0	0	0	5	0.09	
Total Insurance	\$0	\$0	\$0	\$0	\$0	\$52	\$0	\$5	\$0	\$33	\$0	\$10	\$100	1.67	
TOTAL OPERATING EXPENSES	\$519	\$404	\$448	\$480	\$436	\$479	\$416	\$403	\$344	\$368	\$404	\$346	\$5,047	84.12	
NET OPERATING INCOME	\$6	\$121	\$77	\$45	\$89	\$46	\$109	\$122	\$181	\$157	\$121	\$179	\$1,253	20.88	
REPLACEMENT RESERVES															
0 Block 4S Common Reserves	25	25	25	25	25	25	25	25	25	25	25	25	300	5.00	
0 Block 4S Reserves	85	85	85	85	85	85	85	85	85	85	85	85	1020	17.00	
Total Reserves	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$1,320	22.00	
Net Income After Reserves	-\$104	\$11	-\$33	-\$65	-\$21	-\$64	-\$1	\$12	\$71	\$47	\$11	\$69	-\$67	-1.12	

Fountain Greens Block 5														2019-2020	4
Description	March	April	May	June	July	August	September	October	November	December	January	February	Budget Totals	Per Unit Per Month	
OPERATING INCOME	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4			
304000 Homeowner Assessments	\$147	\$147	\$147	\$147	\$147	\$147	\$147	\$147	\$147	\$147	\$147	\$147	7056	147.00	
304500 Operating Interest Income	588	588	588	588	588	588	588	588	588	588	588	588	0		
TOTAL OPERATING INCOME	\$588	\$588	\$588	\$588	\$588	\$588	\$588	\$588	\$588	\$588	\$588	\$588	\$7,056	147.00	
EXPENSES															
Administrative															
407150 Postage (.8600%)	7	0	0	0	0	0	0	0	0	0	0	2	13	0.27	
406010 Copying and Printing (.8600%)	6	0	0	6	0	0	6	0	0	6	0	0	26	0.54	
407140 Misc. office expense, supplies (.8600%)	13	0	0	0	0	0	0	0	0	0	0	0	13	0.27	
407100 Management Fee (4%)	86	86	86	86	86	86	86	86	86	86	86	86	1032	21.50	
407170 Miscellaneous Administrative (.8600%)	1	1	1	1	1	1	1	1	1	1	1	1	9	0.18	
407120 Accounting (.8600%)	0	0	22	0	0	0	0	0	0	0	0	0	22	0.45	
407110 Legal (.8600%)	22	0	0	0	0	0	0	0	0	0	0	0	22	0.45	
Total Administrative Expense	\$134	\$87	\$109	\$94	\$87	\$87	\$94	\$87	\$87	\$94	\$87	\$88	\$1,135	23.65	
Utilities															
405050 Water, Sewer, Flood Control (1.7070%)	3	3	43	77	111	111	77	77	4	3	3	3	512	10.67	
405010 Electricity (1.7240%)	4	3	3	3	3	3	4	4	4	4	4	5	48	1.01	
405040 Trash removal (4.8780%)	127	127	127	127	127	127	127	127	127	127	127	127	1520	31.66	
Total Utility Expense	\$134	\$133	\$173	\$207	\$241	\$241	\$208	\$208	\$135	\$134	\$134	\$134	\$2,080	43.33	
Repairs and Maintenance															
405210 Landscape - Contract Services (1.7070%)	99	99	99	99	99	99	99	0	0	0	0	0	691	14.39	
405220 Fert/Weed/Insect (1.7070%)	37	37	37	37	0	0	26	0	0	0	0	0	172	3.59	
405260 Repairs-Miscellaneous (.8602%)	43	43	0	0	0	0	0	0	0	0	0	0	86	1.79	
405290 Electrical Repair/Replace (1.7070%)	0	0	9	0	0	0	0	9	0	0	0	0	17	0.36	
405310 Dog Station Maintenance (0.8602%)	1	1	1	1	1	1	1	1	1	1	1	1	13	0.27	
406561 Maintenance Staff (1.7240%)	0	5	9	14	14	14	14	9	9	9	5	0	103	2.16	
405300 Snow Removal-Common (0.8602%)	0	0	0	0	0	0	0	6	6	6	6	0	26	0.54	
405300.3 Snow Removal - Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405300.4 Snow Removal – Four Rivers Road (11.765%)	0	0	0	0	0	0	0	29	29	29	29	0	118	2.45	
405272 Pond Maintenance (.8602%)	11	0	15	15	15	15	0	0	0	0	0	0	71	1.49	
405235 Tree Spraying / Treatments (1.7070%)	85	0	0	0	0	0	0	0	0	0	0	0	85	1.78	
405250 Irrigation Repair (1.7070%)	0	0	41	103	29	12	19	0	0	0	0	0	205	4.27	
405230 Common (0.8602%)	0	0	0	0	4	4	4	22	13	0	65	47	159	3.32	
405230.3 Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405230.5 Block 5 (100%)	0	0	0	500	0	0	0	0	0	0	150	0	650	13.55	
405230.6 Block 6 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405230.7 Block 7 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
Total Maintenance and Repair	\$276	\$185	\$210	\$769	\$162	\$145	\$163	\$76	\$59	\$46	\$257	\$48	\$2,397	49.94	
Taxes															
406510 Licenses,Fees,Permits (.8602%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.01	
Total Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.01	
Insurance															
405120 Master Hazard/Casualty (.8602%)	0	0	0	0	0	0	0	0	0	27	0	0	27	0.56	
405110 D & O Insurance Premium (.8602%)	0	0	0	0	0	41	0	0	0	0	0	0	41	0.86	
405123 Fidelity Bond (.8602%)	0	0	0	0	0	0	0	0	0	0	0	8	8	0.17	
405125 Workman's Compensation (.8602%)	0	0	0	0	0	0	0	4	0	0	0	0	4	0.09	
Total Insurance	\$0	\$0	\$0	\$0	\$0	\$41	\$0	\$4	\$0	\$27	\$0	\$8	\$80	1.67	
TOTAL OPERATING EXPENSES														\$5,693	118.60
NET OPERATING INCOME														\$1,363	28.40
REPLACEMENT RESERVES															
0 Block 5 Common Reserves	20	20	20	20	20	20	20	20	20	20	20	20	240	5.00	
0 Block 5 Reserves	92	92	92	92	92	92	92	92	92	92	92	92	1104	23.00	
Total Reserves	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$1,344	28.00	
Net Income After Reserves														\$19	0.40

Fountain Greens Block 6														2019-2020	Per Unit Per Month
Description	March	April	May	June	July	August	September	October	November	December	January	February	Budget Totals		
OPERATING INCOME	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6		
304000 Homeowner Assessments	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	\$154	11088	154.00
304500 Operating Interest Income	924	924	924	924	924	924	924	924	924	924	924	924	924	0	
TOTAL OPERATING INCOME	\$924	\$924	\$924	\$924	\$924	\$924	\$924	\$924	\$924	\$924	\$924	\$924	\$924	\$11,088	154.00
EXPENSES															
Administrative															
407150 Postage (1.2903%)	10	1	1	1	1	1	1	1	1	1	1	3	19	0.27	
406010 Copying and Printing (1.2903%)	10	0	0	10	0	0	10	0	0	10	0	0	39	0.54	
407140 Misc, office expense, supplies (1.2903%)	19	0	0	0	0	0	0	0	0	0	0	0	19	0.27	
407100 Management Fee (6%)	129	129	129	129	129	129	129	129	129	129	129	129	1548	21.50	
407170 Miscellaneous Administrative (1.2903%)	1	1	1	1	1	1	1	1	1	1	1	1	13	0.18	
407120 Accounting (1.2903%)	0	0	32	0	0	0	0	0	0	0	0	0	32	0.45	
407110 Legal (1.2903%)	32	0	0	0	0	0	0	0	0	0	0	0	32	0.45	
Total Administrative Expense	\$202	\$131	\$163	\$140	\$131	\$131	\$140	\$131	\$131	\$140	\$131	\$133	\$1,703	23.65	
Utilities															
405050 Water, Sewer, Flood Control (2.9320%)	4	4	73	132	191	191	132	132	7	4	4	4	880	12.22	
405010 Electricity (2.8510%)	7	6	6	6	6	6	7	7	7	7	7	9	80	1.11	
405040 Trash removal (7.3171%)	190	190	190	190	190	190	190	190	190	190	190	190	2279	31.66	
Total Utility Expense	\$201	\$200	\$269	\$328	\$386	\$386	\$329	\$329	\$204	\$201	\$201	\$203	\$3,239	44.98	
Repairs and Maintenance															
405210 Landscape - Contract Services (2.9320%)	169	169	169	169	169	169	169	0	0	0	0	0	1186	16.48	
405220 Fert/Weed/Insect (2.9320)	63	63	63	63	0	0	44	0	0	0	0	0	296	4.11	
405260 Repairs-Miscellaneous (1.2903%)	65	65	0	0	0	0	0	0	0	0	0	0	129	1.79	
405290 Electrical Repair/Replace (2.9320%)	0	0	15	0	0	0	0	15	0	0	0	0	29	0.41	
405310 Dog Station Maintenance (1.2903%)	2	2	2	2	2	2	2	2	2	2	2	2	19	0.27	
406561 Maintenance Staff (2.8510%)	0	9	15	23	23	23	23	15	15	15	9	0	171	2.38	
405300 Snow Removal-Common (1.2903%)	0	0	0	0	0	0	0	10	10	10	10	0	39	0.54	
405300.3 Snow Removal - Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405300.4 Snow Removal - Four Rivers Road (17.6470%)	0	0	0	0	0	0	0	44	44	44	44	0	176	2.45	
405272 Pond Maintenance (1.2903%)	17	0	23	23	23	23	0	0	0	0	0	0	107	1.49	
405235 Tree Spraying / Treatments (2.9320%)	147	0	0	0	0	0	0	0	0	0	0	0	147	2.04	
405250 Irrigation Repair (2.9320)	0	0	71	178	49	21	33	0	0	0	0	0	352	4.89	
405230 Common (1.2903%)	0	0	0	0	6	6	6	32	19	0	97	71	239	3.32	
405230.3 Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405230.5 Block 5 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
405230.6 Block 6 (100%)	0	0	0	500	0	0	0	0	0	0	150	0	650	9.03	
405230.7 Block 7 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	
Total Maintenance and Repair	\$462	\$307	\$357	\$957	\$272	\$245	\$278	\$118	\$90	\$71	\$311	\$73	\$3,541	49.18	
Taxes															
406510 Licenses,Fees,Permits (1.2903%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.01
Total Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.01	
Insurance															
405120 Master Hazard/Casualty (1.2903%)	0	0	0	0	0	0	0	0	0	40	0	0	40	0.56	
405110 D & O Insurance Premium (1.2903%)	0	0	0	0	0	62	0	0	0	0	0	0	62	0.86	
405123 Fidelity Bond (1.2903%)	0	0	0	0	0	0	0	0	0	0	0	12	12	0.17	
405125 Workman's Compensation (1.2903%)	0	0	0	0	0	0	0	6	0	0	0	0	6	0.09	
Total Insurance	\$0	\$0	\$0	\$0	\$0	\$62	\$0	\$6	\$0	\$40	\$0	\$12	\$121	1.67	
TOTAL OPERATING EXPENSES	\$865	\$638	\$789	\$1,425	\$789	\$823	\$748	\$584	\$425	\$453	\$643	\$420	\$8,604	119.49	
NET OPERATING INCOME	\$59	\$286	\$135	-\$501	\$135	\$101	\$176	\$340	\$499	\$471	\$281	\$504	\$2,484	34.51	
REPLACEMENT RESERVES															
0 Block 6 Common Reserves	30	30	30	30	30	30	30	30	30	30	30	30	360	5.00	
0 Block 6 Reserves	174	174	174	174	174	174	174	174	174	174	174	174	2088	29.00	
Total Reserves	\$204	\$204	\$204	\$204	\$204	\$204	\$204	\$204	\$204	\$204	\$204	\$204	\$2,448	34.00	
Net Income After Reserves	-\$145	\$82	-\$69	-\$705	-\$69	-\$103	-\$28	\$136	\$295	\$267	\$77	\$300	\$36	0.51	

Description	March	April	May	June	July	August	September	October	November	December	January	February	2019-2020	Per Unit Per Month
													Budget Totals	
OPERATING INCOME	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6		
304000 Homeowner Assessments	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$141	\$141		141.00
304500 Operating Interest Income	846	846	846	846	846	846	846	846	846	846	846	846	101520	
TOTAL OPERATING INCOME	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$846	\$10,152	141.00
EXPENSES														
Administrative														
407150 Postage (1.2903%)	10	1	1	1	1	1	1	1	1	1	1	3	19	0.27
406010 Copying and Printing (1.2903%)	10	0	0	10	0	0	10	0	0	10	0	0	39	0.54
407140 Misc, office expense, supplies (1.2903%)	19	0	0	0	0	0	0	0	0	0	0	0	19	0.27
407100 Management Fee (6%)	129	129	129	129	129	129	129	129	129	129	129	129	1548	21.50
407170 Miscellaneous Administrative (1.2903%)	1	1	1	1	1	1	1	1	1	1	1	1	13	0.18
407120 Accounting (1.2903%)	0	0	32	0	0	0	0	0	0	0	0	0	32	0.45
407110 Legal (1.2903%)	32	0	0	0	0	0	0	0	0	0	0	0	32	0.45
Total Administrative Expense	\$202	\$131	\$163	\$140	\$131	\$131	\$140	\$131	\$131	\$140	\$131	\$133	\$1,703	23.65
Utilities														
405050 Water, Sewer, Flood Control (2.5380%)	4	4	63	114	165	165	114	114	6	4	4	4	761	10.58
405010 Electricity (2.8510%)	7	6	6	6	6	6	7	7	7	7	7	9	80	1.11
405040 Trash removal (7.3171%)	190	190	190	190	190	190	190	190	190	190	190	190	2279	31.66
Total Utility Expense	\$201	\$199	\$259	\$310	\$361	\$361	\$311	\$311	\$203	\$201	\$201	\$202	\$3,121	43.34
Repairs and Maintenance														
405210 Landscape - Contract Services (2.5380%)	147	147	147	147	147	147	147	0	0	0	0	0	1027	14.26
405220 Fert/Weed/Insect (2.5380%)	55	55	55	55	0	0	38	0	0	0	0	0	256	3.56
405260 Repairs-Miscellaneous (1.2903%)	65	65	0	0	0	0	0	0	0	0	0	0	129	1.79
405290 Electrical Repair/Replace (2.5380%)	0	0	13	0	0	0	0	13	0	0	0	0	25	0.35
405310 Dog Station Maintenance (1.2903%)	2	2	2	2	2	2	2	2	2	2	2	2	19	0.27
406561 Maintenance Staff (2.8510)	0	9	15	23	23	23	23	15	15	15	9	0	171	2.38
405300 Snow Removal-Common (1.2903%)	0	0	0	0	0	0	0	10	10	10	10	0	39	0.54
405300.3 Snow Removal - Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405300.4 Snow Removal - Four Rivers Road (17.6470%)	0	0	0	0	0	0	0	44	44	44	44	0	176	2.45
405272 Pond Maintenance (1.2903%)	17	0	23	23	23	23	0	0	0	0	0	0	107	1.49
405235 Tree Spraying / Treatments (2.5380%)	127	0	0	0	0	0	0	0	0	0	0	0	127	1.76
405250 Irrigation Repair (2.5380%)	0	0	61	154	43	18	29	0	0	0	0	0	305	4.23
405230 Common (1.2903%)	0	0	0	0	6	6	6	32	19	0	97	71	239	3.32
405230.3 Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405230.5 Block 5 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405230.6 Block 6 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405230.7 Block 7 (100%)	0	0	0	500	0	0	0	0	0	0	150	0	650	9.03
Total Maintenance and Repair	\$411	\$276	\$315	\$902	\$243	\$219	\$245	\$116	\$90	\$71	\$311	\$73	\$3,271	45.43
Taxes														
406510 Licenses,Fees,Permits (1.2903%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.01
Total Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.01
Insurance														
405120 Master Hazard/Casualty (1.2903%)	0	0	0	0	0	0	0	0	0	40	0	0	40	0.56
405110 D & O Insurance Premium (1.2903%)	0	0	0	0	0	62	0	0	0	0	0	0	62	0.86
405123 Fidelity Bond (1.2903%)	0	0	0	0	0	0	0	0	0	0	0	12	12	0.17
405125 Workman's Compensation (1.2903%)	0	0	0	0	0	0	0	6	0	0	0	0	6	0.09
7399 Total Insurance	\$0	\$0	\$0	\$0	\$0	\$62	\$0	\$6	\$0	\$40	\$0	\$12	\$121	1.67
TOTAL OPERATING EXPENSES	\$814	\$606	\$737	\$1,352	\$734	\$772	\$697	\$564	\$424	\$452	\$642	\$420	\$8,215	114.10
NET OPERATING INCOME	\$32	\$240	\$109	-\$506	\$112	\$74	\$149	\$282	\$422	\$394	\$204	\$426	\$1,937	26.90
REPLACEMENT RESERVES														
0 Block 7 Common Reserves	30	30	30	30	30	30	30	30	30	30	30	30	360	5.00
0 Block 7 Reserves	132	132	132	132	132	132	132	132	132	132	132	132	1584	22.00
Total Reserves	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$162	\$1,944	27.00
Net Income After Reserves	-\$130	\$78	-\$53	-\$668	-\$50	-\$88	-\$13	\$120	\$260	\$232	\$42	\$264	-\$7	-0.10

													2019-2020 Budget Totals	Per Unit Per Month
Description	March	April	May	June	July	August	September	October	November	December	January	February		
OPERATING INCOME	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	
304000 Homeowner Assessments	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	
304500 Operating Interest Income	784	784	784	784	784	784	784	784	784	784	784	784	9408	98.00
TOTAL OPERATING INCOME	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$784	\$9,408	98.00
EXPENSES														
Administrative														
407150 Postage (1.7204%)	14	1	1	1	1	1	1	1	1	1	1	3	26	0.27
406010 Copying and Printing (1.7204%)	13	0	0	13	0	0	13	0	0	13	0	0	52	0.54
407140 Misc, office expense, supplies (1.7204%)	26	0	0	0	0	0	0	0	0	0	0	0	26	0.27
407100 Management Fee (8%)	172	172	172	172	172	172	172	172	172	172	172	172	2064	21.50
407170 Miscellaneous Administrative (1.7204%)	1	1	1	1	1	1	1	1	1	1	1	1	17	0.18
407120 Accounting (1.7204%)	0	0	43	0	0	0	0	0	0	0	0	0	43	0.45
407110 Legal (1.7204%)	43	0	0	0	0	0	0	0	0	0	0	0	43	0.45
Total Administrative Expense	\$269	\$174	\$217	\$187	\$174	\$174	\$187	\$174	\$174	\$187	\$174	\$177	\$2,270	23.65
Utilities														
405050 Water, Sewer, Flood Control (1.4640%)	2	2	37	66	95	95	66	66	4	2	2	2	439	4.58
405010 Electricity (2.0400%)	5	4	4	4	4	4	5	5	5	5	5	6	57	0.60
405040 Trash removal (9.7561%)	253	253	253	253	253	253	253	253	253	253	253	253	3039	31.66
Total Utility Expense	\$261	\$260	\$294	\$323	\$353	\$353	\$324	\$324	\$262	\$261	\$261	\$262	\$3,536	36.83
Repairs and Maintenance														
405210 Landscape - Contract Services (1.464%)	85	85	85	85	85	85	85	0	0	0	0	0	592	6.17
405220 Fert/Weed/Insect (1.4640%)	31	31	31	31	0	0	22	0	0	0	0	0	148	1.54
405260 Repairs-Miscellaneous (1.7204%)	86	86	0	0	0	0	0	0	0	0	0	0	172	1.79
405290 Electrical Repair/Replace (1.4640%)	0	0	7	0	0	0	0	7	0	0	0	0	15	0.15
405310 Dog Station Maintenance (1.7204%)	2	2	2	2	2	2	2	2	2	2	2	2	26	0.27
406561 Maintenance Staff (2.0400%)	0	6	11	17	17	17	17	11	11	11	6	0	122	1.28
405300 Snow Removal-Common (1.7204%)	0	0	0	0	0	0	0	13	13	13	13	0	52	0.54
405300.3 Snow Removal - Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405300.4 Snow Removal - Four Rivers Road (23.5290%)	0	0	0	0	0	0	0	59	59	59	59	0	235	2.45
405272 Pond Maintenance (1.7204%)	22	0	30	30	30	30	0	0	0	0	0	0	143	1.49
405235 Tree Spraying / Treatments (1.4640%)	73	0	0	0	0	0	0	0	0	0	0	0	73	0.76
405250 Irrigation Repair (1.4640%)	0	0	35	89	25	11	17	0	0	0	0	0	176	1.83
405230 Common (1.7204%)	0	0	0	0	9	9	9	43	26	0	129	95	318	3.32
405230.3 Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405230.5 Block 5 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405230.6 Block 6 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405230.7 Block 7 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Total Maintenance and Repair	\$300	\$210	\$202	\$254	\$167	\$153	\$150	\$135	\$111	\$85	\$209	\$97	\$2,072	21.58
Taxes														
406510 Licenses,Fees,Permits (1.7204%)	0	0	0	0	0	0	0	0	0	0	0	0	1	0.01
Total Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	0.01
Insurance														
405120 Master Hazard/Casualty (1.7204%)	0	0	0	0	0	0	0	0	0	53	0	0	53	0.56
405110 D & O Insurance Premium (1.7204%)	0	0	0	0	0	83	0	0	0	0	0	0	83	0.86
405123 Fidelity Bond (1.7204%)	0	0	0	0	0	0	0	0	0	0	0	16	16	0.17
405125 Workman's Compensation (1.7204%)	0	0	0	0	0	0	0	8	0	0	0	0	8	0.09
Total Insurance	\$0	\$0	\$0	\$0	\$0	\$83	\$0	\$8	\$0	\$53	\$0	\$16	\$161	1.67
TOTAL OPERATING EXPENSES	\$830	\$644	\$713	\$764	\$693	\$762	\$662	\$642	\$547	\$586	\$644	\$552	\$8,039	83.74
NET OPERATING INCOME	-\$46	\$140	\$71	\$20	\$91	\$22	\$122	\$142	\$237	\$198	\$140	\$232	\$1,369	14.26
REPLACEMENT RESERVES														
0 Block 8T Common Reserves	40	40	40	40	40	40	40	40	40	40	40	40	480	5.00
0 Block 8T Reserves	72	72	72	72	72	72	72	72	72	72	72	72	864	9.00
Total Reserves	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$1,344	14.00
Net Income After Reserves	-\$158	\$28	-\$41	-\$92	-\$21	-\$90	\$10	\$30	\$125	\$86	\$28	\$120	\$25	0.26

Fountain Greens Block 8U													2019-2020	3
Description	March	April	May	June	July	August	September	October	November	December	January	February	Budget Totals	Per Unit Per Month
OPERATING INCOME	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3		
304000 Homeowner Assessments	\$106	\$106	\$106	\$106	\$106	\$106	\$106	\$106	\$106	\$106	\$106	\$106	3816	106.00
304500 Operating Interest Income	318	318	318	318	318	318	318	318	318	318	318	318	0	
TOTAL OPERATING INCOME	\$318	\$318	\$318	\$318	\$318	\$318	\$318	\$318	\$318	\$318	\$318	\$318	\$3,816	106.00
EXPENSES														
Administrative														
407150 Postage (.6452%)	5	0	0	0	0	0	0	0	0	0	0	1	10	0.27
406010 Copying and Printing (.6452%)	5	0	0	5	0	0	5	0	0	5	0	0	19	0.54
407140 Misc. office expense, supplies (.6452%)	10	0	0	0	0	0	0	0	0	0	0	0	10	0.27
407100 Management Fee (3%)	65	65	65	65	65	65	65	65	65	65	65	65	774	21.50
407170 Miscellaneous Administrative (.6452%)	1	1	1	1	1	1	1	1	1	1	1	1	6	0.18
407120 Accounting (.6452%)	0	0	16	0	0	0	0	0	0	0	0	0	16	0.45
407110 Legal (.6452%)	16	0	0	0	0	0	0	0	0	0	0	0	16	0.45
Total Administrative Expense	\$101	\$65	\$81	\$70	\$65	\$65	\$70	\$65	\$65	\$70	\$65	\$66	\$851	23.65
Utilities														
405050 Water, Sewer, Flood Control (.5490%)	1	1	14	25	36	36	25	25	1	1	1	1	165	4.58
405010 Electricity (.9910%)	2	2	2	2	2	2	2	2	2	2	2	3	28	0.77
405040 Trash removal (3.6585%)	95	95	95	95	95	95	95	95	95	95	95	95	1140	31.66
Total Utility Expense	\$98	\$98	\$111	\$122	\$133	\$133	\$122	\$122	\$99	\$98	\$98	\$99	\$1,332	37.00
Repairs and Maintenance														
405210 Landscape - Contract Services (.5490%)	32	32	32	32	32	32	32	0	0	0	0	0	222	6.17
405220 Fert/Weed/Insect (.5490%)	12	12	12	12	0	0	8	0	0	0	0	0	55	1.54
405260 Repairs-Miscellaneous (.6452%)	32	32	0	0	0	0	0	0	0	0	0	0	65	1.79
405290 Electrical Repair/Replace (.5490%)	0	0	3	0	0	0	0	3	0	0	0	0	5	0.15
405310 Dog Station Maintenance (.6452%)	1	1	1	1	1	1	1	1	1	1	1	1	10	0.27
406561 Maintenance Staff (.9910%)	0	3	5	8	8	8	8	5	5	5	3	0	59	1.65
405300 Snow Removal-Common (.6452%)	0	0	0	0	0	0	0	5	5	5	5	0	19	0.54
405300.3 Snow Removal - Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405300.4 Snow Removal - Four Rivers Road (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405272 Pond Maintenance (.6452%)	8	0	11	11	11	11	0	0	0	0	0	0	54	1.49
405235 Tree Spraying / Treatments (.5490%)	27	0	0	0	0	0	0	0	0	0	0	0	27	0.76
405250 Irrigation Repair (.5490%)	0	0	13	33	9	4	6	0	0	0	0	0	66	1.83
405230 Common (.6452%)	0	0	0	0	3	3	3	16	10	0	48	35	119	3.32
405230.3 Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405230.5 Block 5 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405230.6 Block 6 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405230.7 Block 7 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Total Maintenance and Repair	\$112	\$80	\$77	\$97	\$64	\$59	\$58	\$30	\$21	\$11	\$57	\$36	\$702	19.51
Taxes														
406510 Licenses,Fees,Permits (.6452%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.01
Total Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.01
Insurance														
405120 Master Hazard/Casualty (.6452%)	0	0	0	0	0	0	0	0	0	20	0	0	20	0.56
405110 D & O Insurance Premium (.6452%)	0	0	0	0	0	31	0	0	0	0	0	0	31	0.86
405123 Fidelity Bond (.6452%)	0	0	0	0	0	0	0	0	0	0	0	6	6	0.17
405125 Workman's Compensation (.6452%)	0	0	0	0	0	0	0	3	0	0	0	0	3	0.09
Total Insurance	\$0	\$0	\$0	\$0	\$0	\$31	\$0	\$3	\$0	\$20	\$0	\$6	\$60	1.67
TOTAL OPERATING EXPENSES													\$2,946	81.84
NET OPERATING INCOME													\$870	24.16
REPLACEMENT RESERVES														
0 Block 8U Common Reserves	15	15	15	15	15	15	15	15	15	15	15	15	180	5.00
0 Block 8U	54	54	54	54	54	54	54	54	54	54	54	54	648	18.00
Total Reserves	\$69	\$69	\$69	\$69	\$69	\$69	\$69	\$69	\$69	\$69	\$69	\$69	\$828	23.00
Net Income After Reserves													\$42	1.16

of Units
383

Description		March	April	May	June	July	August	September	October	November	December	January	February	Budget Totals	Per Month
OPERATING INCOME		\$383	\$383	\$383	\$383	\$383	\$383	\$383	\$383	\$383	\$383	\$383	\$383		
		\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33		
304000	Homeowner Assessments	12639	12639	12639	12639	12639	12639	12639	12639	12639	12639	12639	12639	151668	33.00
304500	Operating Interest Income	200	200	200	200	200	200	200	200	200	200	200	200	2400	0.52
TOTAL OPERATING INCOME		\$12,839	\$12,839	\$12,839	\$12,839	\$12,839	\$12,839	\$12,839	\$12,839	\$12,839	\$12,839	\$12,839	\$12,839	\$154,068	33.52
EXPENSES															
Administrative															
407150	Postage (82.3656%)	659	41	41	41	41	41	41	41	41	41	41	165	1235	0.27
406010	Copying and Printing (82.3656%)	618	0	0	618	0	0	618	0	0	618	0	0	2471	0.54
407140	Misc. office expense, supplies (82.3656%)	1235	0	0	0	0	0	0	0	0	0	0	0	1235	0.2
407100	Management Fee (18%)	387	387	387	387	387	387	387	387	387	387	387	387	4644	1.01
407170	Miscellaneous Administrative (82.3656%)	72	68	68	68	68	68	68	68	68	68	68	68	824	0.18
407120	Accounting (82.3656%)	0	0	2059	0	0	0	0	0	0	0	0	0	2059	0.45
407110	Legal (82.3656%)	2059	0	0	0	0	0	0	0	0	0	0	0	2059	0.45
Total Administrative Expense		\$5,030	\$497	\$2,556	\$1,114	\$497	\$497	\$1,114	\$497	\$497	\$1,114	\$497	\$620	\$14,528	3.16
Utilities															
405050	Water, Sewer, Flood Control (70.0710%)	105	105	1752	3153	4555	4555	3153	3153	175	105	105	105	21021	4.57
405010	Electricity (63.4790%)	159	127	127	127	127	127	159	159	159	159	159	190	1777	0.39
405040	Trash removal (n/a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Total Utility Expense		\$264	\$232	\$1,879	\$3,280	\$4,682	\$4,682	\$3,312	\$3,312	\$334	\$264	\$264	\$296	\$22,799	4.96
Repairs and Maintenance															
405210	Landscape - Contract Services (70.0710%)	4050	4050	4050	4050	4050	4050	4050	0	0	0	0	0	28351	6.17
405220	Fert/Weed/Insect (70.0710%)	1507	1507	1507	1507	0	0	1051	0	0	0	0	0	7077	1.54
405260	Repairs-Miscellaneous (82.3656%)	4118	4118	0	0	0	0	0	0	0	0	0	0	8237	1.79
405290	Electrical Repair/Replace (70.0710%)	0	0	350	0	0	0	0	350	0	0	0	0	701	0.15
405310	Dog Station Maintenance (82.3656%)	103	103	103	103	103	103	103	103	103	103	103	103	1235	0.27
406561	Maintenance Staff (63.4790%)	0	190	343	514	514	514	514	343	343	343	190	0	3809	0.83
405300	Snow Removal-Common (82.3656%)	0	0	0	0	0	0	0	618	618	618	618	0	2471	0.54
405300.3	Snow Removal - Block 3 (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405300.4	Snow Removal – Four Rivers Road (0.0%)	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00
405272	Pond Maintenance (82.3656%)	1071	0	1441	1441	1441	1441	0	0	0	0	0	0	6836	1.49
405235	Tree Spraying / Treatments (70.0710%)	3504	0	0	0	0	0	0	0	0	0	0	0	3504	0.76
405250	Irrigation Repair (70.0710%)	0	0	1689	4243	1175	509	793	0	0	0	0	0	8409	1.