

**Fawn Ridge Maintenance Association  
Approved Budget 2018**

Fee Schedule/Unit	335.45/ Unit	
<b>INCOME</b>		
Maintenance Fee		\$ 220,000.00
Reserve Assessments		\$ 10,000.00
<b>TOTAL MAINTENANCE</b>		<b>\$ 230,000.00</b>
<b>OTHER INCOME</b>		
Delinquency Interest		\$ 9,000.00
Late Fee Income		\$ 3,000.00
Operating Interest		\$ 200.00
Compliance Deed Restriction Income		\$ 1,200.00
<b>TOTAL OTHER INCOME</b>		<b>\$ 13,400.00</b>
<b>TOTAL REVENUE</b>		<b>\$ 243,400.00</b>
<b>ADMINISTRATIVE EXPENSE</b>		
CPA Audit/Taxes		\$ 1,800.00
Bad Debt		\$ 14,000.00
Bank Charges		
Legal Fees		\$ 18,000.00
Legal Fees/Collections		\$ 11,000.00
Licenses Fees/ Corporate Filings		\$ 65.00
Management/Bookkeeping		\$ 42,550.00
Office Supplies& Expenses		\$ 5,350.00
Security Patrols		\$ 28,000.00
Social Events		\$ 2,000.00
<b>TOTAL ADMINISTRATIVE</b>		<b>\$ 122,800.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>		
Irrigation Repairs		\$ 3,000.00
Pond Inspections		\$ 2,000.00
Pond Maintenance Contract		\$ 6,000.00
Grounds Contract		\$ 47,500.00
Grounds Non-Contract		\$ 10,000.00
Building Repairs		\$ 20,000.00
Seasonal Holiday Lighting		\$ 5,200.00
<b>TOTAL REPAIR &amp; MAINTENANCE</b>		<b>\$ 93,700.00</b>
<b>Taxes &amp; Insurance</b>		
Insurance D&O		\$ 4,000.00
Insurance-Liability		\$ 8,700.00
Insurance- Bond		\$ 800.00
Property Taxes		\$ 200.00
<b>TOTAL INSURANCE</b>		<b>\$ 13,700.00</b>
<b>UTILITIES</b>		
Electricity		\$ 2,200.00
Water		\$ 1,000.00
<b>TOTAL UTILITIES</b>		<b>\$ 3,200.00</b>
<b>RESERVES</b>		
<b>TOTAL RESERVES</b>		<b>\$ 10,000.00</b>
<b>TOTAL EXPENSES</b>		<b>\$ 243,400.00</b>

**Fawn Ridge Maintenance Association  
Reserves Calculations Table**

Association Name: Fawn Ridge Maintenance Association

Reserve Schedule for Period Beginning January 1, 2018 to December 31, 2018

Description	Replacement Cost	Life Expectancy in Years	Remaining Life in Years	Expected Cash Balance 12/31/2018	Balance to be Funded	Monthly Amount	Yearly Amount
Fountain	\$ 9,000.00	5	0	9,000.00	-	-	0.00
Front Entry & Monument	\$ 80,000.00	6	1	78,152.00	1,848.00	154.00	1,847.25
General Reserves				120,914.00	-	-	0.00
Grounds				31,127.23	-	-	0.00
Wall Painting	\$ 31,250.00	5	1	31,250.00	-	-	1,889.67
Wall Repair/ Replacement	\$ 100,000.00	10	5	67,916.93	32,083.07	534.72	6,238.38
					-	-	-
					-	-	-
<b>TOTAL RESERVES</b>	<b>\$ 220,250.00</b>			<b>\$ 338,360.16</b>	<b>33,931.07</b>	<b>688.72</b>	<b>\$ 10,000.00</b>