

**Special Zoom Meeting of the  
Fonn Villas Civic Association**

**November 23, 2020**

The meeting was called to order at 7:18 p.m.

Approval of minutes of the July 20 meeting. Allison moved to approve the minutes. Silvio seconded. Motion passed.

Approval of minutes of the August 10 meeting. Allison made a motion to approve the minutes with presentation attached. Toni seconded. Motion passed.

Silvio presented budget for 2021. Silvio moved to approve the budget. Allison seconded. Budget was approved. Discussion of assessment fees for over 65 and under.

Meeting adjourned at 7:48 p.m.

*Toni Mason*  
*Allison*

Fonn Villas Civic Association

2021 Budget - DRAFT

Updated: November 16, 2020

# of Homes	348	348	348	348	348	348	348	348	no rate increase or decrease
Assessment Rate/Sq Ft	0.022	0.020	0.020	0.022	0.022	0.023	0.023	0.023	
Average Assessment/Home	\$203.00	\$185.00	\$185.00	\$203.00	\$203.00	\$203.00	\$203.00	\$212.44	
Total Sq Ft								3,214,272	
	Actual 2015	Actual 2016	Actual 2017	Actual 2018	Actual 2019	Projected 2020	Budget 2020	DRAFT Budget 2021	
<b>I. Maintenance Fund Revenue</b>									
4001 Assessments - Maintenance Fund	\$70,347.26	\$64,648.70	\$64,285.39	\$71,141.19	\$70,275.57	\$73,740.36	\$71,000.00	\$73,928.26	
4002 Interest from July 1992 Bonds	1,836	1,908	1,980	2,064	2,136	2,232	2,000	2,000	
4003 Interest from May 1993 Bonds	1,428	1,488	1,536	1,608	1,668	1,716	1,600	1,600	
4004 Vanguard Interest/Capital Gains	975.15	2,722.46	2,129.39	721.61	5,619.09	3,575.92	1,000	2,100	
4005 Alliance Bank Interest	102.87	173.7	519.54	991.73	1,074.15	331.57	750	950	
4010 Transfer Fees	1,370	920	1,920	2,060	1,380	1,340	1,500	1,500	
4012 Refinance Fees	540	540	300	540	540	1,080	250	250	
4013 Construction Application Fee	0	3,450	1,150	6,750	4,800	4,150	3,000	3,500	
4015 HO Interest Income	14.59	87.35	41.38	25.58	32.18	200.19	50	25	
4016 HO DR Cert. Letter Fees	0	0	0	0	200	465	0	200	
4020 HO Late Fees	1,011	1,025	600	475	587	2,425	500	500	
4040 HO Legal/Atty Fees	0	0	0	0	330	0	0	200	
4100 Miscellaneous	0	0	0	150	163.7	20	0	150	
<b>Maintenance Fund Revenue</b>	<b>\$77,624.87</b>	<b>\$76,963.21</b>	<b>\$74,461.70</b>	<b>\$86,527.11</b>	<b>\$88,805.69</b>	<b>\$91,276.04</b>	<b>\$81,650.00</b>	<b>\$86,903.26</b>	
<b>Special Events Activity</b>									
4510 Business Donations	\$3,575.00	\$3,375.00	\$0.00	\$1,225.00	\$0.00	\$0.00	\$1,510.00	500	
4520 Dues Revenue	615	1,115	235	0	0	0	250	0	
4590 Community Events	-2,238.75	-2,376.84	-1,111.14	-5,091.31	-5,143.85	-5,018.03	-7,000	-5,000	
4600 Directory Printing Expense	-1,770	-1,920	0	-2,060	0	-2,000	-2,100	-2,250	
<b>Special Events Revenue</b>	<b>\$182.25</b>	<b>\$194.16</b>	<b>-\$876.14</b>	<b>-\$5,926.31</b>	<b>-\$5,143.85</b>	<b>-\$7,018.03</b>	<b>-\$7,340.00</b>	<b>-\$6,750.00</b>	
<b>Total Maintenance Fund Revenue</b>	<b>\$77,807.12</b>	<b>\$77,157.37</b>	<b>\$73,585.56</b>	<b>\$80,600.80</b>	<b>\$83,661.84</b>	<b>\$84,258.01</b>	<b>\$74,310.00</b>	<b>\$80,153.26</b>	
<b>Maintenance Fund Expenses</b>									
5100 Constable Patrol	\$37,230.02	\$37,528.04	\$37,528.04	\$38,653.88	\$38,653.88	\$40,390.10	\$38,654.00	\$41,561.62	
5150 Entrance Improvements	4,081.61	5,191.57	5,164.87	4,911.5	7,380.81	6,892.29	2,305	5,000	
5200 Entrance Monthly Maintenance	267.5	5,260	3,306.25	3,033.5	6,201	6,201	6,195	6,250	
5250 Accounting & Admin	4,962	4,920	4,920	4,920	5,070	5,520	5,500	5,500	
5275 DR Enforcement	0	0	7,577.53	9,619.12	9,590.75	8,845.886	10,000	10,000	
5400 Insurance - D&O Policy	2,150	2,916	2,980	2,980	2,980	2,980	3,100	3,100	
5450 Insurance - Crime	0	0	595	595	595	853	600	600	
5500 Legal	6,958.42	308.11	165	3,001.7	356	1,180.25	1,500	2,000	
5550 Water	923.57	1,290.59	1,198.82	1,758.21	1,691.99	1,457.28	1,500	1,750	
5600 Newsletter Delivery	740	820	640	760	660	920	760	760	
5650 Electricity	403.88	277.68	269.81	284.3	838.77	290.503	350	300	
5720 Website	120	165.37	0	162	0	162	162	162	
5730 Gifts	40	0	0	131.05	0	350	50	0	
5750 Post Office Boxes	272	276	64	286	296	286	280	290	
5800 Office Supplies & Postage	2,384.48	967.57	416.49	599.19	689.29	1,153.7	800	900	
5825 Meeting Expenses	0	0	500	0	0	0	0	0	
5850 Architectural Standards	0	3,475	1,850	1,520	2,250	3,125	1,500	1,500	
<b>Total Maintenance Expenses</b>	<b>\$60,801.48</b>	<b>\$63,395.93</b>	<b>\$67,175.81</b>	<b>\$73,215.45</b>	<b>\$77,253.49</b>	<b>\$80,607.01</b>	<b>\$73,256.00</b>	<b>\$79,673.62</b>	
<b>I. TOTAL MAINTENANCE SURPLUS/(DEFICIT)</b>	<b>\$17,005.64</b>	<b>\$13,761.44</b>	<b>\$6,409.75</b>	<b>\$7,385.35</b>	<b>\$6,408.35</b>	<b>\$3,651.00</b>	<b>\$1,054.00</b>	<b>\$479.64</b>	
<b>II. Facilities/Pool Revenue</b>									
8100 Facilities Assessment - Full	\$92,225.00	\$92,123.96	\$88,125.00	\$88,836.49	\$89,052.12	\$95,505.95	\$90,000.00	\$97,020.00	
8150 Facilities Assessment - Senior	9,300	9,994.9	9,999.04	9,299.64	8,800	8,000	9,100	7,500	
8160 Facilities Assessment - Adj Sr.	0	750	3,250	5,000	5,000	5,390.07	4,250	5,390.07	
8175 Non Member Pool Memberships	49,715	35,237	26,112.5	23,950	21,235	5,050	25,000	21,500	
8200 Swim Team Dues	16,561	10,588.65	9,902.13	7,776.56	13,446.28	0	8,000	8,000	
8250 Facilities Rentals	2,573	1,147	540	0	0	0	500	0	
8300 Facility/Swim Concessions	621	50	0	409.27	3,256	0	500	500	
8350 Facility/Swim Donations/Sponsors	5,000	5,300	4,300	5,250	5,100	1,500	5,000	3,000	
8400 Facilities Other Revenue	3,199.25	775	139.5	25	75	375	250	150	
<b>Total Facilities/Pool Revenue</b>	<b>\$179,194.25</b>	<b>\$155,966.51</b>	<b>\$142,368.17</b>	<b>\$140,546.96</b>	<b>\$145,964.40</b>	<b>\$115,821.02</b>	<b>\$142,600.00</b>	<b>\$143,060.07</b>	
<b>Facilities/Pool Expenses</b>									
9100 Accounting & Admin	\$3,770.00	\$5,170.00	\$5,420.00	\$4,920.00	\$5,570.00	\$5,520.00	\$5,000.00	\$5,520.00	
9150 Legal & Professional Fees	666.5	0	0	0	0	0	0	0	
9175 Printing & Postage	656.54	325.58	514.53	459.09	1,119.46	605	650	650	
9225 Membership Expense	615.54	0	0	500	244.75	0	0	250	
9250 Swim Team Expense	15,059.11	20,737.95	16,492.49	17,394.36	15,523.86	0	17,000	16,000	
9275 Pool Salt System Contract	2,373.68	791.13	0	0	0	0	0	0	
9300 Pool Maintenance Contract	43,576.13	48,796.7	48,308.45	45,593.74	49,326.92	49,024.04	50,000	50,000	
9325 Pool/Facilities Supplies	0	861.99	3,282.83	70	242.69	2,094.12	2,250	2,500	
9350 Pool/Facilities Repairs	14,097.16	28,978.73	5,502.35	13,749.51	11,601.51	5,262.03	6,000	14,000	New Diving Board
9400 Facilities Landscape Maintenance	4,670.58	8,495.26	10,718.38	18,355	12,684	14,169	13,000	14,000	
9404 Swim Team Liability Insurance	0	0	4,200	0	0	0	0	0	

9408 Swim Team Benches	0	3,507	0	0	0	0	0	0
9410 Property/Casualty Insurance	5,570.74	9,685.64	5,329	9,866	9,857	9,969	10,500	10,250
9425 Facilities/Pool Property Taxes	4,608.53	10,146.76	-9,424.23	5.24	5.04	6	6	6
9450 Facilities/Pool Electricity	7,863.74	9,496.74	8,410.47	7,103.07	7,272.76	6,999.514	7,500	7,500
9475 Facilities/Pool Wi-Fi/Phone	809.3	1,387.62	1,726.71	1,652.16	1,099.2	1,341.17	1,850	1,500
9500 Facilities/Pool Water	5,807.01	6,895.46	12,171.04	12,977.82	12,291.52	12,771.96	13,000	13,000
9510 Facilities Improvements	0	3,568.13	31,333	30,717.48	1,642.78	2,500	5,000	3,500
9520 Website	0	499	449.1	0	0	0	0	0
9525 Facilities/Pool Other Expenses	2,887.72	8,230	5,687.56	3,565.06	4,104.42	5,418.86	4,000	4,000
<b>Total Facilities/Pool Expenses</b>	<b>\$113,032.28</b>	<b>\$167,573.69</b>	<b>\$150,121.68</b>	<b>\$166,928.53</b>	<b>\$132,585.91</b>	<b>\$115,680.69</b>	<b>\$135,756.00</b>	<b>\$142,676.00</b>
<b>II. TOTAL FACILITIES/POOL SURPLUS/(DEFICIT)</b>	<b>\$66,161.97</b>	<b>-\$11,607.18</b>	<b>-\$7,753.51</b>	<b>-\$26,381.57</b>	<b>\$13,378.49</b>	<b>\$140.33</b>	<b>\$6,844.00</b>	<b>\$384.07</b>
<b>III. COMBINED FVCA TOTAL SURPLUS/(DEFICIT)</b>	<b>\$83,167.61</b>	<b>\$2,154.26</b>	<b>-\$1,343.76</b>	<b>-\$18,996.22</b>	<b>\$19,786.84</b>	<b>\$3,791.33</b>	<b>\$7,898.00</b>	<b>\$863.71</b>

# Fonn Villas Civic Association

Income/Expense Statement  
Period: 11/01/20 to 11/30/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>MAINTENANCE FUND REVENUE:</b>								
04001	Assessments - Maintenance F	199.32	.00	199.32	73,939.68	71,000.00	2,939.68	71,000.00
04002	Interest from July 1992 Bonds	.00	.00	.00	2,232.00	2,000.00	232.00	2,000.00
04003	Interest from May 1993 Bonds	144.00	133.33	10.67	1,584.00	1,466.63	117.37	1,600.00
04004	Vanguard Interest/Capital Gai	.00	83.33	(83.33)	4,630.41	916.63	3,713.78	1,000.00
04005	Alliance Bank Interest	2.50	62.50	(60.00)	312.62	687.50	(374.88)	750.00
04010	Transfer Fees	60.00	125.00	(65.00)	1,040.00	1,375.00	(335.00)	1,500.00
04012	Refinance Fee	120.00	20.83	99.17	1,260.00	229.13	1,030.87	250.00
04013	Construction Application Fee	.00	.00	.00	4,150.00	3,000.00	1,150.00	3,000.00
04015	HO Interest Income	8.64	.00	8.64	208.83	50.00	158.83	50.00
04016	HO Certified Letter Fees	15.00	.00	15.00	480.00	.00	480.00	.00
04020	HO Late Fees	150.00	.00	150.00	2,575.00	500.00	2,075.00	500.00
04025	HO NSF Fees	.00	.00	.00	20.00	.00	20.00	.00
Subtotal Maintenance Fund		699.46	424.99	274.47	92,432.54	81,224.89	11,207.65	81,650.00
<b>SPECIAL EVENTS ACTIVITY</b>								
04510	Business Donations	.00	.00	.00	200.00	200.00	.00	1,510.00
04520	Dues Revenue	.00	.00	.00	.00	250.00	(250.00)	250.00
04590	Community Events	.00	.00	.00	(4,990.49)	(5,125.00)	134.51	(7,000.00)
04600	Directory Printing Expense	.00	.00	.00	(2,265.30)	(2,100.00)	(165.30)	(2,100.00)
Special Events Income		.00	.00	.00	(7,055.79)	(6,775.00)	(280.79)	(7,340.00)
<b>TOTAL MAINTENANCE FUND</b>		699.46	424.99	274.47	85,376.75	74,449.89	10,926.86	74,310.00
<b>MAINTENANCE EXPENSES</b>								
05100	Constable Patrol	.00	.00	.00	40,390.08	38,654.00	(1,736.08)	38,654.00
05150	Entrance Improvements/Lndsc	.00	.00	.00	5,392.29	2,305.00	(3,087.29)	2,305.00
05200	Entrance Monthly Maintenance	516.75	516.25	(.50)	5,684.25	5,678.75	(5.50)	6,195.00
05250	Accounting & Admin	460.00	458.33	(1.67)	5,060.00	5,041.63	(18.37)	5,500.00
05275	DR Enforcement	743.35	833.33	89.98	8,108.00	9,166.63	1,058.63	10,000.00
05300	Insurance - D&O Policy	.00	.00	.00	2,980.00	3,100.00	120.00	3,100.00
05450	Insurance - Crime	.00	.00	.00	853.00	600.00	(253.00)	600.00
05500	Legal	.00	.00	.00	430.25	1,500.00	1,069.75	1,500.00
05550	Water	178.56	125.00	(53.56)	1,564.98	1,375.00	(189.98)	1,500.00
05600	Newsletter Delivery	60.00	63.33	3.33	700.00	696.63	(3.37)	760.00
05650	Electricity	18.21	29.17	10.96	239.19	320.87	81.68	350.00

# Fonn Villas Civic Association

## Income/Expense Statement Period: 11/01/20 to 11/30/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05720	Website	.00	.00	.00	162.00	162.00	.00	162.00
05730	Gifts	.00	.00	.00	350.00	50.00	(300.00)	50.00
05750	Post Office Box	.00	.00	.00	300.00	280.00	(20.00)	280.00
05800	Office Supplies & Postage	49.00	113.00	64.00	1,011.85	780.00	(231.85)	800.00
05850	Architectural Standards	525.00	.00	(525.00)	3,900.00	1,500.00	(2,400.00)	1,500.00
<b>TOTAL MAINTENANCE EXPE</b>		<b>2,550.87</b>	<b>2,138.41</b>	<b>(412.46)</b>	<b>77,125.89</b>	<b>71,210.51</b>	<b>(5,915.38)</b>	<b>73,256.00</b>
<b>TOTAL MAINT SURPLUS/(DE</b>		<b>(1,851.41)</b>	<b>(1,713.42)</b>	<b>(137.99)</b>	<b>8,250.86</b>	<b>3,239.38</b>	<b>5,011.48</b>	<b>1,054.00</b>
<b>FACILITIES/POOL REVENUE</b>								
08100	Facilities Assessment-Full	385.00	.00	385.00	95,890.95	90,000.00	5,890.95	90,000.00
08150	Facilities Assessment-Senior	.00	.00	.00	8,000.00	9,100.00	(1,100.00)	9,100.00
08160	Facilities Assessment-Adj Sr.	.00	.00	.00	5,390.07	4,250.00	1,140.07	4,250.00
08175	Pool Memberships - Non Mem	.00	.00	.00	5,050.00	25,000.00	(19,950.00)	25,000.00
08200	Swim Team Dues	.00	.00	.00	.00	.00	.00	8,000.00
08250	Facilities Rentals	.00	.00	.00	.00	500.00	(500.00)	500.00
08300	Facility/Swim Concessions	.00	.00	.00	.00	500.00	(500.00)	500.00
08350	Facility/Swim Sponsorships	.00	.00	.00	1,500.00	5,000.00	(3,500.00)	5,000.00
08400	Facilities Other Revenue	.00	.00	.00	475.00	250.00	225.00	250.00
<b>TOTAL FACILITIES/POOL RE</b>		<b>385.00</b>	<b>.00</b>	<b>385.00</b>	<b>116,306.02</b>	<b>134,600.00</b>	<b>(18,293.98)</b>	<b>142,600.00</b>
<b>FACILITIES/POOL EXPENSES</b>								
09100	Accounting & Admin	460.00	416.67	(43.33)	5,060.00	4,583.37	(476.63)	5,000.00
09175	Printing & Postage	1.65	54.17	52.52	106.65	595.87	489.22	650.00
09250	Swim Team Expenses	.00	.00	.00	1,160.00	17,000.00	15,840.00	17,000.00
09300	Pool Maintenance Contract	1,177.14	1,000.00	(177.14)	48,403.63	49,000.00	596.37	50,000.00
09325	Pool/Facilities Supplies	.00	.00	.00	1,094.12	2,250.00	1,155.88	2,250.00
09350	Pool/Facilities Repairs	.00	.00	.00	4,263.03	6,000.00	1,736.97	6,000.00
09400	Facilities Landscape Maintena	958.25	1,083.33	125.08	13,210.75	11,916.63	(1,294.12)	13,000.00
09410	Property/Casualty Insurance	.00	.00	.00	9,969.00	10,500.00	531.00	10,500.00
09425	Facilities/Pool Property Tax	2.62	.00	(2.62)	2.62	.00	(2.62)	6.00
09450	Facilities/Pool Electricity	568.75	500.00	(68.75)	6,581.29	7,250.00	668.71	7,500.00
09475	Facilities/Pool WIFI/Phone	140.16	154.17	14.01	1,244.40	1,695.87	451.47	1,850.00
09500	Facilities/Pool Water	1,259.65	900.00	(359.65)	13,287.74	12,200.00	(1,087.74)	13,000.00

**Fonn Villas Civic Association**

Income/Expense Statement  
 Period: 11/01/20 to 11/30/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09510	Facilities Improvements	.00	.00	.00	.00	.00	.00	5,000.00
09525	Facilities/Pool Other Expense	.00	.00	.00	4,418.86	4,000.00	(418.86)	4,000.00
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	TOTAL FACILITIES/POOL EX	4,568.22	4,108.34	(459.88)	108,802.09	126,991.74	18,189.65	135,756.00
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	FACILITIES/POOL SURPLUS	(4,183.22)	(4,108.34)	(74.88)	7,503.93	7,608.26	(104.33)	6,844.00
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	TOTAL SURPLUS/(DEFICIT)	(6,034.63)	(5,821.76)	(212.87)	15,754.79	10,847.64	4,907.15	7,898.00
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