

Black Rock Ridge - Condominium Association													2019 Operating Budget			
	Jan	Feb	Mar	April	May	Jun	July	August	Sept	October	November	December	2019 Budget Total	2018 Actual/Fcst	Variance	
INCOME																
8000 - Association Fee Income	55,245.00	55,245.00	55,245.00	55,245.00	55,245.00	55,245.00	55,245.00	55,245.00	55,245.00	55,245.00	55,245.00	55,245.00	662,940.00	625,228.13	-37,711.87	-6.03%
8010-Transfer/Reinvestment Fee Income	1,400.00	0.00	0.00	0.00	2,800.00	1,400.00	0.00	1,400.00	1,400.00	0.00	0.00	1,400.00	9,800.00	10,819.50	1,019.50	9.42%
8015-Late Fee Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	1,000.00	400.00	40.00%
8020-Convenience Fee	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	12.00	144.00	91.75	-52.25	-56.95%
8025-Utility Income	99.29	0.00	73.46	30.11	56.36	-0.13	23.63	37.13	48.99	25.00	25.00	25.00	443.84	281.66	-162.18	-57.58%
Interest Income	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.50	22.50	22.50	22.50	266.00	234.21	-31.79	-13.57%
NSF Fee Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	0.00	0.00	25.00	125.00	100.00	80.00%
Violation Fee - Condo Association	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	-100.00	0.00%
Total for Income	56,828.29	55,329.00	55,402.46	58,159.11	56,785.36	55,428.87	56,777.63	56,766.13	55,378.49	55,354.50	55,354.50	56,754.50	674,318.84	637,780.25	-36,538.59	-5.73%
EXPENSES																
ADMIN																
5100-Audit & Accounting	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00	9,600.00	0.00	0.00%
5105-Bank Service Charges	0.00	5.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	25.00	40.00	40.00	0.00	0.00%
5120-Insurance	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	25,200.00	23,910.16	-1,289.84	-5.39%
5130-Admin and General	0.00	0.00	0.00	0.00	50.00	0.00	0.00	50.00	0.00	100.00	50.00	0.00	250.00	142.71	-107.29	-75.18%
5150-Professional Services	0.00	0.00	0.00	0.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	168.32	-181.68	-107.94%
5160-Legal Services	50.00	500.00	0.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,750.00	1,580.50	-169.50	-10.72%
5170-Property Management Fees	1,651.00	1,651.00	1,651.00	1,651.00	1,651.00	1,651.00	1,651.00	1,651.00	1,651.00	1,651.00	1,651.00	1,651.00	19,812.00	19,812.00	0.00	0.00%
5180-HOA Portal	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00	1,800.00	0.00	0.00%
5190-Future Capital Reserve Fund	5,525.00	5,525.00	5,525.00	5,525.00	5,525.00	5,525.00	5,525.00	5,525.00	5,525.00	5,525.00	5,525.00	5,525.00	66,300.00	62,484.00	-3,816.00	-6.11%
MAINTENANCE																
5210-Common Area Cleaning	2,184.00	1,176.00	1,568.00	1,568.00	1,960.00	1,568.00	1,960.00	1,568.00	1,568.00	1,568.00	1,568.00	1,568.00	19,824.00	19,824.00	0.00	0.00%
5220-Routine Maintenance	735.82	0.00	405.00	337.50	850.30	1,281.38	630.18	1,333.38	450.00	450.00	450.00	450.00	7,373.56	7,773.56	400.00	5.15%
5230-Maintenance Supplies	84.50	0.00	37.00	59.68	245.58	345.15	80.56	77.53	98.48	50.00	50.00	50.00	1,178.48	1,178.48	0.00	0.00%
5240-Elevator Maintenance	4,877.00	0.00	0.00	4,877.00	0.00	0.00	4,877.00	0.00	0.00	4,877.00	0.00	0.00	19,508.00	14,608.98	-4,899.02	-33.53%
5250-Alarm Monitoring	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00	4,519.80	19.80	0.44%
5260-Fire Suppression	0.00	0.00	0.00	0.00	2,410.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,410.00	1,780.51	-629.49	-35.35%
5270-Window Cleaning	0.00	0.00	0.00	0.00	3,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,700.00	7,216.00	3,516.00	48.73%
5280-Carpet Cleaning	0.00	0.00	0.00	0.00	2,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,400.00	2,385.00	-15.00	-0.63%
5290-HVAC-Minisplits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,700.00	0.00	1,700.00	1,700.00	0.00	0.00%
5295-Vent Cleaning	0.00	0.00	0.00	0.00	2,540.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,540.00	0.00	-2,540.00	100.00%
GROUPS																
5360-Master Irrigation	500.00	500.00	325.00	325.00	354.00	2,700.00	5,700.00	6,700.00	7,000.00	7,000.00	400.00	400.00	25,604.00	24,112.76	-1,491.24	-6.18%
5370-Master Groundskeeping	0.00	0.00	0.00	7,500.00	8,900.00	4,800.00	12,000.00	7,000.00	7,000.00	5,000.00	0.00	0.00	52,200.00	49,196.12	-3,003.88	-6.11%
5380-Pest and Weed Control	0.00	0.00	0.00	0.00	1,700.00	1,525.00	3,108.00	1,000.00	3,000.00	0.00	0.00	0.00	10,333.00	9,988.12	-344.88	-3.45%
5390-Master Snow Removal	11,800.00	16,453.53	19,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00	12,000.00	64,353.53	60,071.07	-4,282.46	-7.13%
UTILITIES																
5460-Electricity	6,600.00	6,400.00	6,000.00	5,400.00	3,600.00	3,100.00	2,900.00	2,500.00	2,500.00	2,550.00	3,900.00	5,850.00	51,300.00	51,524.52	224.52	0.44%
5470-Water/Sewer	8,300.00	7,500.00	9,000.00	6,000.00	5,500.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	9,000.00	8,500.00	93,800.00	67,246.55	-26,553.45	-39.49%
5480-Phone/TV Cable & Wifi	14,563.83	14,773.44	14,379.42	14,837.55	14,393.35	14,576.34	14,587.99	14,608.07	14,608.07	14,608.07	14,608.07	14,608.07	175,152.27	178,455.28	3,303.01	1.85%
5490-Trash Removal	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	945.00	11,340.00	16,027.00	4,687.00	29.24%
Total Expense	61,241.15	58,853.97	62,860.42	53,650.73	60,499.23	49,441.87	65,399.73	54,382.98	55,770.55	49,449.07	47,797.07	54,972.07	674,318.84	637,145.44	-37,173.40	-5.83%
Net Operating Income	-4,412.86	-3,524.97	-7,457.96	4,508.38	-3,713.87	5,987.00	-8,622.10	2,383.15	-392.06	5,905.43	7,557.43	1,782.43	0.00	634.81	634.81	100.00%
	-4,412.86	-3,524.97	-7,457.96	4,508.38	-3,713.87	5,987.00	-8,622.10	2,383.15	-392.06	5,905.43	7,557.43	1,782.43	0.00	0.00	0.00	