

**BLACK ROCK RIDGE TOWNHOME PHASES 4, 6, 6 ASSOCIATION**  
2018 BUDGET

Units 27- Phase 4	18-Jan	18-Feb	18-Mar	18-Apr	18-May	18-Jun	18-Jul	18-Aug	18-Sep	18-Oct	18-Nov	18-Dec	TOTAL
<b>INCOME</b>	<b>Units</b>	6	10	12	13	16	18	20	24	27	27	27	
8000 · Association Fee Income		2,994.00	4,990.00	5,988.00	6,487.00	7,984.00	8,982.00	9,980.00	11,976.00	13,473.00	13,473.00	13,473.00	99,800.00
8001 · Special Assessment		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8010 · Transfer Fee Income		17,964.00	5,988.00	5,988.00	2,994.00	8,982.00	5,988.00	5,988.00	11,976.00	8,982.00	0.00	0.00	74,850.00
8015 · Finance Charges		0.00	0.00	50.00	0.00	0.00	50.00	0.00	50.00	0.00	0.00	50.00	200.00
<b>Total Income</b>		<b>20,964.00</b>	<b>10,988.00</b>	<b>12,038.00</b>	<b>9,494.00</b>	<b>16,982.00</b>	<b>15,038.00</b>	<b>15,988.00</b>	<b>24,026.00</b>	<b>22,482.00</b>	<b>13,500.00</b>	<b>13,550.00</b>	<b>175,050.00</b>
<b>Gross Profit</b>		<b>20,964.00</b>	<b>10,988.00</b>	<b>12,038.00</b>	<b>9,494.00</b>	<b>16,982.00</b>	<b>15,038.00</b>	<b>15,988.00</b>	<b>24,026.00</b>	<b>22,482.00</b>	<b>13,500.00</b>	<b>13,550.00</b>	<b>175,050.00</b>
<b>EXPENSES</b>													
<b>ADMIN</b>													
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	8,800.00
5105 · Bank Service Charges		0.00	25.00	0.00	25.00	0.00	25.00	0.00	0.00	0.00	25.00	0.00	100.00
5120 · Insurance		405.00	405.00	405.00	405.00	405.00	405.00	405.00	405.00	405.00	405.00	405.00	4,455.00
5130 · Admin and General		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5350 · Professional Services		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5360 · Legal Services		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5430 · Property Management Fees		1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	11,000.00
5435 · HOA Portal		500.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	2,000.00
5410 · Future Capital Reserve Fund		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,693.00	82,693.00
<b>MAINTENANCE</b>													
5170 · Routine Maintenance		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5175 · Maintenance Supplies		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>GROUNDS</b>													
5345 · Master Irrigation		0.00	0.00	600.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	600.00	0.00	0.00	7,200.00
5346 · Master Groundskeeping		0.00	0.00	800.00	800.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00	6,600.00
5230 · Pest and Weed Control		0.00	0.00	150.00	0.00	300.00	0.00	300.00	0.00	300.00	800.00	0.00	1,850.00
5347 · Master Snow Removal		1,500.00	1,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	2,500.00	7,000.00
<b>UTILITIES</b>													
5300 · Electricity		100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,100.00
5310 · Water/Sewer		360.00	360.00	1,032.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,500.00	1,000.00	1,000.00	14,252.00
5330 · Phone, TV Cable & Wifi		720.00	1,200.00	1,440.00	1,560.00	1,920.00	2,160.00	2,400.00	2,880.00	3,240.00	3,240.00	3,240.00	24,000.00
5340 · Trash Removal		120.00	200.00	240.00	260.00	320.00	360.00	400.00	480.00	540.00	540.00	540.00	4,000.00
<b>Total Expense</b>		<b>0.00</b>	<b>5,505.00</b>	<b>5,740.00</b>	<b>6,717.00</b>	<b>8,100.00</b>	<b>8,995.00</b>	<b>9,000.00</b>	<b>9,555.00</b>	<b>9,815.00</b>	<b>9,635.00</b>	<b>9,560.00</b>	<b>92,428.00</b>
<b>Net Income</b>		<b>0.00</b>	<b>15,459.00</b>	<b>5,248.00</b>	<b>5,321.00</b>	<b>1,394.00</b>	<b>7,987.00</b>	<b>6,038.00</b>	<b>6,433.00</b>	<b>14,211.00</b>	<b>12,847.00</b>	<b>3,940.00</b>	<b>-78,878.00</b>