

**BALANCE ROCK CONDOMINIUM ASSOCIATION
2019 APPROVED BUDGT**

INCOME

4500 Condo Charge	1,625,718.44
4508 Laundry Income	60,000.00
4519 Paving Assessment 2018	32,000.00
4520 Paving Assessment 2019	210,000.00
4523 Keys	500.00
4580 Oil Assessment	350.00
4605 Conveyance Fees	6,000.00
4606 Pool Income	700.00
4607 Clubhouse Rental	200.00
NET INCOME	1,935,468.44
5550 Electricity Refund	0.00
5612 Reimbursable Legal Fees	28,000.00
5800 Late Fee	6,000.00
5806 Fines	300.00
5807 Resale Packet Income	1,625.00
5810 Returned Check Fee	100.00

TOTAL INCOME

1,971,493.44

EXPENSES

PROPERTY MAINTENANCE

6203 Landscaping/Snow Removal	129,034.68
6204 Additional Snow Removal	10,000.00
6206 Miscellaneous Landscaping	5,000.00
6207 General Maintenance	60,000.00
6212 Boiler Service Contract	13,950.00
6220 Cleaning Service	36,000.00
6229 Deck Staining	36,900.00
6235 Heating System Repairs	70,000.00
6280 Plumbing Services	37,000.00
6311 Fire Inspection & Equipment	1,800.00
6312 Alarm Maintenance Service	6,800.00
6321 Insurance Claim Expense	5,000.00
6352 Trash Removal	62,400.00
6355 Insect & Pest Control	1,500.00
6361 Road Pavement Repair	2,500.00
6380 General Supplies	35,000.00
6393 Pool Chemicals, Etc.	13,000.00
TOTAL PROP. MAINTENANCE	525,884.68

UTILITIES

6410 Electric	76,000.00
6430 Water	75,000.00
6440 Sewer	98,000.00
6448 Telephone	1,575.00
6470 Oil	325,000.00
TOTAL UTILITIES	575,575.00

ADMINISTRATION EXPENSE

7405 Property Management	91,508.76
7407 Insurance	123,000.00
7408 Loan Repayment Expense	68,725.00
7410 Bank Charges	700.00
7411 Taxes	5,000.00
7423 Administrative	4,200.00
7424 Payroll Expense	110,000.00
7425 Employee Insurance	7,200.00
7605 Vehicle Towing Expense	200.00
7606 Accounting Audit/Tax Return	5,000.00
7612 Reimbursable Legal Expenses	35,000.00
7615 Assoc. Legal Expense	1,000.00
7619 License\Fees	3,500.00
7655 Bad Debt Expense	20,000.00
TOTAL ADMIN. EXPENSE	475,033.76

CAPITAL RESERVE SAVINGS CONTRIBUTION

8204 Revenue for Reserve Savings	25,000.00
8210 Heating System/Burners	30,000.00
8212 Paving Assessment 2019	210,000.00
8213 Paving Assessment 2018	32,000.00
8215 Roof Replacement	38,000.00
8220 Building Exterior Alarm	30,000.00
8225 Building Siding Project	30,000.00
TOTAL CAPITAL SAVINGS	395,000.00

TOTAL EXPENSES **1,971,493.44**

NET INCOME **0.00**