

**Riverwalk Amber Building Condominium Association  
2018 Approved Budget**

	Approved Total Budget 2017	Estimated Year End 2017	Approved Total Budget 2018	Comm %	Res %	Total Comm Budget	Total Res Budget
<b>Income</b>							
Commercial Assessments	\$ 144,407.76	\$ 144,407.76	\$ 144,407.76	63%		\$ 144,407.76	
Residential Assessments	\$ 95,050.08	\$ 95,050.08	\$ 95,050.08		37%		\$ 95,050.08
<b>Debt Recovery</b>			<b>\$ 12,661.86</b>			<b>\$ 7,443.61</b>	<b>\$ 5,218.25</b>
Finance Charge Income	\$ -	\$ (979.10)	\$ -	65%	35%	\$ -	\$ -
Interest Income	\$ 325.00	\$ 207.61	\$ 225.00	65%	35%	\$ 146.25	\$ 78.75
<b>Total Income</b>	<b>\$ 239,782.84</b>	<b>\$ 238,686.35</b>	<b>\$ 252,344.70</b>			<b>\$ 151,997.62</b>	<b>\$ 100,347.08</b>
<b>Expenses</b>							
Accounting	\$ 500.00	\$ 500.00	\$ 500.00	65%	35%	\$ 325.00	\$ 175.00
Alarm Monitoring	\$ 420.00	\$ 420.00	\$ 420.00	65%	35%	\$ 273.00	\$ 147.00
<b>Bad Debt - R-322 Bankruptcy</b>			<b>\$ 12,661.86</b>			<b>\$ 7,443.62</b>	<b>\$ 5,218.25</b>
Bank Charges	\$ 30.00	\$ -	\$ 30.00	65%	35%	\$ 19.50	\$ 10.50
Cleaning	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	65%	35%	\$ 3,510.00	\$ 1,890.00
Electricity	\$ 10,700.00	\$ 9,178.86	\$ 10,000.00	65%	35%	\$ 6,500.00	\$ 3,500.00
Elevator Maintenance	\$ 3,500.00	\$ 2,669.63	\$ 3,000.00	65%	35%	\$ 1,950.00	\$ 1,050.00
Gas	\$ 31,589.10	\$ 25,823.05	\$ 26,000.00	65%	35%	\$ 16,900.00	\$ 9,100.00
Gas - Master Refund	\$ (5,500.00)	\$ -5019.04	\$ (5,170.00)	65%	35%	\$ (3,360.50)	\$ (1,809.50)
Inspections	\$ 3,450.00	\$ 2,953.82	\$ 3,450.00	65%	35%	\$ 2,242.50	\$ 1,207.50
Insurance	\$ 10,014.00	\$ 9,990.96	\$ 9,540.00	65%	35%	\$ 6,201.00	\$ 3,339.00
Legal/Professional	\$ 500.00	\$ 1,055.00	\$ 250.00	65%	35%	\$ 162.50	\$ 87.50
Master Association Dues	\$ 81,477.24	\$ 81,477.24	\$ 81,477.24	65%	35%	\$ 52,960.20	\$ 28,517.03
Miscellaneous	\$ 200.00	\$ 45.00	\$ 200.00	65%	35%	\$ 130.00	\$ 70.00
Property Management Fees	\$ 19,050.00	\$ 19,050.00	\$ 19,625.00	65%	35%	\$ 12,756.25	\$ 6,868.75
Repairs & Maint. - Commercial	\$ 500.00	\$ 1,017.03	\$ 754.33	100%		\$ 754.33	
Repairs & Maint. - General	\$ 10,000.00	\$ 37,521.62	\$ 15,000.00	65%	35%	\$ 9,750.00	\$ 5,250.00
Repairs & Maint. - Residential	\$ 1,700.00	\$ 2,517.49	\$ 1,800.00		100%		\$ 1,800.00
Replacement Reserve Fund	\$ 37,800.00	\$ 37,800.00	\$ 38,934.00	65%	35%	\$ 25,307.10	\$ 13,626.90
Telephone - Alarm & Elevator	\$ 1,875.00	\$ 1,739.56	\$ 1,960.00	65%	35%	\$ 1,274.00	\$ 686.00
Water & Sewer - Commercial	\$ 5,565.00	\$ 4,035.62	\$ 5,500.00	100%		\$ 5,500.00	
Water & Sewer - Residential	\$ 18,860.00	\$ 16,893.66	\$ 18,859.77		100%		\$ 18,859.77
Window Washing	\$ 2,152.50	\$ 2,050.00	\$ 2,152.50	65%	35%	\$ 1,399.13	\$ 753.38
<b>Total Operating Expenses</b>	<b>\$ 239,782.84</b>	<b>\$ 257,119.50</b>	<b>\$ 252,344.70</b>			<b>\$ 151,997.62</b>	<b>\$ 100,347.08</b>
<b>Net Ordinary Income</b>	<b>\$ -</b>	<b>\$ (18,433.15)</b>	<b>\$ -</b>			<b>\$ (0.00)</b>	<b>\$ 0.00</b>

## Riverwalk Amber Building Condominium Association 2018 Approved Assessments

Unit	2017		2018		Estimated	
	Total Monthly Dues	Monthly Dues	2018 Riverwalk Master Dues	2018 Total Monthly Dues	Monthly Dues Variance	
C-100	\$ 3,008.29	\$ 2,636.16	\$ 527.20	\$ 3,163.35	\$ 155.06	
C-101	\$ 396.39	\$ 347.36	\$ 69.47	\$ 416.83	\$ 20.44	
C-102	\$ 567.10	\$ 496.95	\$ 99.38	\$ 596.33	\$ 29.23	
C-103	\$ 414.58	\$ 363.30	\$ 72.65	\$ 435.95	\$ 21.37	
C-104	\$ 406.31	\$ 356.05	\$ 71.21	\$ 427.26	\$ 20.95	
O-200	\$ 6,329.89	\$ 5,546.87	\$ 1,109.30	\$ 6,656.17	\$ 326.28	
O-300	\$ 911.42	\$ 798.67	\$ 159.72	\$ 958.39	\$ 46.97	
59%	\$ 12,033.98	\$ 10,545.36	\$ 2,108.93	\$ 12,654.28	\$ 620.30	
R-301	\$ 433.11	\$ 394.79	\$ 62.09	\$ 456.88	\$ 23.77	
R-302	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-303	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-304	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-305	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-306	\$ 277.87	\$ 253.29	\$ 39.84	\$ 293.12	\$ 15.25	
R-307	\$ 297.66	\$ 271.33	\$ 42.67	\$ 314.00	\$ 16.34	
R-308	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-309	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-310	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-311	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-312	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-313	\$ 463.76	\$ 422.74	\$ 66.49	\$ 489.22	\$ 25.46	
R-314	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-315	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-316	\$ 356.65	\$ 325.10	\$ 51.13	\$ 376.23	\$ 19.58	
R-317	\$ 453.29	\$ 413.18	\$ 64.99	\$ 478.17	\$ 24.88	
R-318	\$ 343.07	\$ 312.72	\$ 49.18	\$ 361.90	\$ 18.83	
R-319	\$ 343.07	\$ 312.72	\$ 49.18	\$ 361.90	\$ 18.83	
R-320	\$ 343.07	\$ 312.72	\$ 49.18	\$ 361.90	\$ 18.83	
R-321	\$ 343.07	\$ 312.72	\$ 49.18	\$ 361.90	\$ 18.83	
R-322	\$ 343.07	\$ 312.72	\$ 49.18	\$ 361.90	\$ 18.83	
41%	\$ 7,920.84	\$ 7,220.12	\$ 1,135.58	\$ 8,355.69	\$ 434.85	
100%	\$ 19,954.82	\$ 17,765.48	\$ 3,244.50	\$ 21,009.98		