

Riverwalk Amber Building Condominium Association									
2019 Approved Budget									
	Total	Estimated	Approved	Comm	Res	Total	Total	\$\$	%
	Budget	Year End	Budget			Comm	Res	Variance	Variance
	2018	2018	2019	%	%	Budget	Budget	2018/2019	2018/2019
Income									
Commercial Assessments	\$ 119,100.66	\$ 119,100.72	\$ 122,315.10	63%		\$ 122,315.10		\$ 3,214.44	3%
Residential Assessments	\$ 81,423.18	\$ 81,443.43	\$ 84,363.13		37%		\$ 84,363.13	\$ 2,939.95	4%
Debt Recovery	\$ 12,661.86	\$ 12,662.34	\$ -			\$ -	\$ -	\$ (12,661.86)	-100%
Finance Charge Income	\$ -	\$ 110.23	\$ -	65%	35%	\$ -	\$ -	\$ -	0%
Interest Income	\$ 225.00	\$ 1,581.34	\$ 1,500.00	65%	35%	\$ 975.00	\$ 525.00	\$ 1,275.00	567%
Total Income	\$ 213,410.70	\$ 214,898.06	\$ 208,178.23			\$ 123,290.10	\$ 84,888.13	\$ (5,232.47)	
Expenses									
Accounting	\$ 500.00	\$ 500.00	\$ 500.00	65%	35%	\$ 325.00	\$ 175.00	\$ -	0%
Alarm Monitoring	\$ 420.00	\$ 399.00	\$ 420.00	65%	35%	\$ 273.00	\$ 147.00	\$ -	0%
Less Bad Debt - R-322 Bankrup	\$ 12,661.86	\$ 12,661.86	\$ -			\$ -	\$ -	\$ (12,661.86)	-100%
Bank Charges	\$ 30.00	\$ -	\$ 30.00	65%	35%	\$ 19.50	\$ 10.50	\$ -	0%
Cleaning	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	65%	35%	\$ 3,510.00	\$ 1,890.00	\$ -	0%
Electricity	\$ 10,000.00	\$ 10,959.60	\$ 12,000.00	65%	35%	\$ 7,800.00	\$ 4,200.00	\$ 2,000.00	20%
Elevator Maintenance	\$ 3,000.00	\$ 2,277.59	\$ 3,000.00	65%	35%	\$ 1,950.00	\$ 1,050.00	\$ -	0%
Gas	\$ 26,000.00	\$ 30,430.76	\$ 31,500.00	65%	35%	\$ 20,475.00	\$ 11,025.00	\$ 5,500.00	21%
Gas - Master Refund	\$ (5,170.00)	\$ (10,720.32)	\$ (10,000.00)	65%	35%	\$ (6,500.00)	\$ (3,500.00)	\$ (4,830.00)	93%
Inspections	\$ 3,450.00	\$ 4,034.25	\$ 3,550.00	65%	35%	\$ 2,307.50	\$ 1,242.50	\$ 100.00	3%
Insurance	\$ 9,540.00	\$ 10,034.00	\$ 11,721.00	65%	35%	\$ 7,618.65	\$ 4,102.35	\$ 2,181.00	23%
Legal/Professional	\$ 250.00	\$ -	\$ 200.00	65%	35%	\$ 130.00	\$ 70.00	\$ (50.00)	-20%
Master Association Dues	\$ 81,477.24	\$ 81,477.24	\$ 81,477.24	65%	35%	\$ 52,960.20	\$ 28,517.03	\$ (0.01)	0%
Miscellaneous	\$ 200.00	\$ 220.37	\$ 200.00	65%	35%	\$ 130.00	\$ 70.00	\$ -	0%
Property Management Fees	\$ 19,625.00	\$ 19,625.04	\$ 19,625.00	65%	35%	\$ 12,756.25	\$ 6,868.75	\$ -	0%
Repairs & Maint. - Commercial	\$ 754.33	\$ 60.00	\$ 970.00	100%		\$ 970.00		\$ 215.67	29%
Repairs & Maint. - General	\$ 15,000.00	\$ 11,941.47	\$ 16,000.00	65%	35%	\$ 10,400.00	\$ 5,600.00	\$ 1,000.00	7%
Repairs & Maint. - Residential	\$ 1,800.00	\$ 2,081.44	\$ 3,000.00		100%		\$ 3,000.00	\$ 1,200.00	67%
Telephone - Alarm & Elevator	\$ 1,960.00	\$ 2,070.79	\$ 2,050.00	65%	35%	\$ 1,332.50	\$ 717.50	\$ 90.00	5%
Water & Sewer - Commercial	\$ 5,500.00	\$ 6,663.15	\$ 5,500.00	100%		\$ 5,500.00		\$ -	0%
Water & Sewer - Residential	\$ 18,859.77	\$ 18,416.37	\$ 18,985.00		100%		\$ 18,985.00	\$ 125.23	1%
Window Washing	\$ 2,152.50	\$ 2,050.00	\$ 2,050.00	65%	35%	\$ 1,332.50	\$ 717.50	\$ (102.50)	-5%
			\$ (0.01)						
Total Operating Expenses	\$ 213,410.70	\$ 210,582.61	\$ 208,178.23			\$ 123,290.10	\$ 84,888.13	\$ (5,232.47)	
Net Ordinary Income	\$ -	\$ 4,315.45	\$ -			\$ 0.00	\$ (0.00)	\$ 0.00	
Reserve Income									
Residential Assessments	\$ 13,626.90	\$ 13,626.96	\$ 14,465.85		35%		\$ 14,465.85	\$ 838.95	6%
Commercial Assessments	\$ 25,307.10	\$ 25,307.04	\$ 26,865.15	65%		\$ 26,865.15		\$ 1,558.05	6%
Total Reserve Income	\$ 38,934.00	\$ 38,934.00	\$ 41,331.00			\$ 26,865.15	\$ 14,465.85	\$ 2,397.00	