

**Riverwalk Amber Building Condominium Association  
2017 Approved Budget**

12/8/2016

|                                 | Approved<br>Total<br>Budget<br>2016 | Estimated<br>Year End<br>2016 | Approved<br>Total<br>Budget<br>2017 | Comm<br>% | Res<br>% | Total<br>Comm<br>Budget | Total<br>Res<br>Budget |
|---------------------------------|-------------------------------------|-------------------------------|-------------------------------------|-----------|----------|-------------------------|------------------------|
| <b>Income</b>                   |                                     |                               |                                     |           |          |                         |                        |
| Commercial Assessments          | \$ 144,407.76                       | \$ 144,407.76                 | \$ 144,407.76                       | 63%       |          | \$ 144,407.76           |                        |
| Residential Assessments         | \$ 95,050.08                        | \$ 95,035.31                  | \$ 95,050.08                        |           | 37%      |                         | \$ 95,050.08           |
| Finance Charge Income           | \$ -                                | \$ 2,054.56                   | \$ -                                | 65%       | 35%      | \$ -                    | \$ -                   |
| Interest Income                 | \$ 325.00                           | \$ 155.87                     | \$ 325.00                           | 65%       | 35%      | \$ 211.25               | \$ 113.75              |
| <b>Total Income</b>             | <b>\$ 239,782.84</b>                | <b>\$ 241,653.50</b>          | <b>\$ 239,782.84</b>                |           |          | <b>\$ 144,619.01</b>    | <b>\$ 95,163.83</b>    |
| <b>Expenses</b>                 |                                     |                               |                                     |           |          |                         |                        |
| Accounting                      | \$ 350.00                           | \$ 380.00                     | \$ 500.00                           | 65%       | 35%      | \$ 325.00               | \$ 175.00              |
| Alarm Monitoring                | \$ 420.00                           | \$ 420.00                     | \$ 420.00                           | 65%       | 35%      | \$ 273.00               | \$ 147.00              |
| Bank Charges                    | \$ 20.00                            | \$ 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                     | \$ 12,000.00                        | \$ 10,076.24                  | \$ 10,700.00                        | 65%       | 35%      | \$ 6,955.00             | \$ 3,745.00            |
| Elevator Maintenance            | \$ 2,500.00                         | \$ 3,460.79                   | \$ 3,500.00                         | 65%       | 35%      | \$ 2,275.00             | \$ 1,225.00            |
| Gas                             | \$ 36,000.00                        | \$ 23,917.29                  | \$ 31,589.10                        | 65%       | 35%      | \$ 20,532.92            | \$ 11,056.19           |
| Gas - Master Refund             | \$ (5,500.00)                       | \$ (5,440.32)                 | \$ (5,500.00)                       | 65%       | 35%      | \$ (3,575.00)           | \$ (1,925.00)          |
| Inspections                     | \$ 2,920.00                         | \$ 6,110.00                   | \$ 3,450.00                         | 65%       | 35%      | \$ 2,242.50             | \$ 1,207.50            |
| Insurance                       | \$ 9,930.00                         | \$ 9,831.00                   | \$ 10,014.00                        | 65%       | 35%      | \$ 6,509.10             | \$ 3,504.90            |
| Legal/Professional              | \$ 1,000.00                         | \$ -                          | \$ 500.00                           | 65%       | 35%      | \$ 325.00               | \$ 175.00              |
| Master Association Dues         | \$ 81,477.24                        | \$ 81,477.24                  | \$ 81,477.24                        | 65%       | 35%      | \$ 52,960.21            | \$ 28,517.03           |
| Miscellaneous                   | \$ 200.00                           | \$ 237.04                     | \$ 200.00                           | 65%       | 35%      | \$ 130.00               | \$ 70.00               |
| Property Management Fees        | \$ 18,490.00                        | \$ 18,489.96                  | \$ 19,050.00                        | 65%       | 35%      | \$ 12,382.50            | \$ 6,667.50            |
| Repairs & Maint. - Commercial   | \$ 503.00                           | \$ 782.28                     | \$ 500.00                           | 100%      |          | \$ 500.00               |                        |
| Repairs & Maint. - General      | \$ 8,000.00                         | \$ 11,821.99                  | \$ 10,000.00                        | 65%       | 35%      | \$ 6,500.00             | \$ 3,500.00            |
| Repairs & Maint. - Residential  | \$ 1,716.70                         | \$ 860.64                     | \$ 1,700.00                         |           | 100%     |                         | \$ 1,700.00            |
| Replacement Reserve Fund        | \$ 36,356.00                        | \$ 36,356.04                  | \$ 37,800.00                        | 65%       | 35%      | \$ 24,570.00            | \$ 13,230.00           |
| <b>Stair Snow Removal</b>       |                                     | \$ 80.00                      | \$ -                                |           |          |                         |                        |
| Telephone - Alarm & Elevator    | \$ 1,775.00                         | \$ 1,809.74                   | \$ 1,875.00                         | 65%       | 35%      | \$ 1,218.75             | \$ 656.25              |
| Water & Sewer - Commercial      | \$ 5,299.90                         | \$ 5,204.87                   | \$ 5,565.00                         | 100%      |          | \$ 5,565.00             |                        |
| Water & Sewer - Residential     | \$ 18,700.00                        | \$ 18,311.45                  | \$ 18,860.00                        |           | 100%     |                         | \$ 18,860.00           |
| Window Washing                  | \$ 2,225.00                         | \$ 2,050.00                   | \$ 2,152.50                         | 65%       | 35%      | \$ 1,400.54             | \$ 751.96              |
| <b>Total Operating Expenses</b> | <b>\$ 239,782.84</b>                | <b>\$ 231,666.25</b>          | <b>\$ 239,782.84</b>                |           |          | <b>\$ 144,619.01</b>    | <b>\$ 95,163.83</b>    |
| <b>Net Ordinary Income</b>      | <b>\$ -</b>                         | <b>\$ 9,987.25</b>            | <b>\$ -</b>                         |           |          | <b>\$ (0.00)</b>        | <b>\$ 0.00</b>         |