

Riverwalk Amber Building Condominium Association 2016 Approved Budget

	Approved Total Budget 2015	YTD Actual Jan-Oct 2015	Estimated Year End 2015	Approved Total Budget 2016	Comm %	Res %	Total Comm Budget	Total Res Budget	Variance
Income									
Commercial Assessments	\$ 144,407.86	\$ 120,339.80	\$ 144,407.76	\$ 144,407.76	63%		\$ 144,407.76		0.00%
Residential Assessments	\$ 95,050.38	\$ 79,208.40	\$ 95,050.08	\$ 95,050.08		37%		\$ 95,050.08	0.00%
Finance Charge Income	\$ -	\$ 390.00	\$ 818.55	\$ -	65%	35%	\$ -	\$ -	
Interest Income	\$ 500.00	\$ 575.24	\$ 290.19	\$ 325.00	65%	35%	\$ 211.25	\$ 113.75	
Total Income	\$ 239,958.24	\$ 200,513.44	\$ 240,566.58	\$ 239,782.84			\$ 144,619.01	\$ 95,163.83	
Expenses									
Accounting	\$ 325.00	\$ 350.00	\$ 350.00	\$ 350.00	65%	35%	\$ 227.50	\$ 122.50	7.69%
Alarm Monitoring	\$ 240.00	\$ 286.66	\$ 660.00	\$ 420.00	65%	35%	\$ 273.00	\$ 147.00	75.00%
Bank Charges	\$ 20.00	\$ -	\$ -	\$ 20.00	65%	35%	\$ 13.00	\$ 7.00	0.00%
Cleaning	\$ 5,400.00	\$ 4,500.00	\$ 5,400.00	\$ 5,400.00	65%	35%	\$ 3,510.00	\$ 1,890.00	0.00%
Electricity	\$ 14,000.00	\$ 9,801.83	\$ 11,801.83	\$ 12,000.00	65%	35%	\$ 7,800.00	\$ 4,200.00	-14.29%
Elevator Maintenance	\$ 2,400.00	\$ 3,642.80	\$ 4,262.30	\$ 2,500.00	65%	35%	\$ 1,625.00	\$ 875.00	4.17%
Gas	\$ 35,000.00	\$ 25,696.76	\$ 35,996.76	\$ 36,000.00	65%	35%	\$ 23,400.00	\$ 12,600.00	2.86%
Gas - Master Refund	\$ (5,500.00)	\$ (4,286.78)	\$ (4,286.78)	\$ (5,500.00)	65%	35%	\$ (3,575.00)	\$ (1,925.00)	0.00%
Inspections	\$ 3,200.00	\$ 803.90	\$ 3,155.00	\$ 2,920.00	65%	35%	\$ 1,898.00	\$ 1,022.00	-8.75%
Insurance	\$ 10,100.00	\$ 10,137.50	\$ 10,137.50	\$ 9,930.00	65%	35%	\$ 6,454.50	\$ 3,475.50	-1.68%
Legal/Professional	\$ 1,000.00	\$ 920.00	\$ 920.00	\$ 1,000.00	65%	35%	\$ 650.00	\$ 350.00	0.00%
Master Association Dues	\$ 81,477.24	\$ 67,897.70	\$ 81,477.24	\$ 81,477.24	65%	35%	\$ 52,960.21	\$ 28,517.03	0.00%
Miscellaneous	\$ 200.00	\$ 166.03	\$ 166.03	\$ 200.00	65%	35%	\$ 130.00	\$ 70.00	0.00%
Property Management Fees	\$ 18,490.00	\$ 15,408.30	\$ 18,490.00	\$ 18,490.00	65%	35%	\$ 12,018.50	\$ 6,471.50	0.00%
Repairs & Maint. - Commercial	\$ 100.00	\$ (124.26)	\$ (124.26)	\$ 503.00	100%		\$ 503.00		403.00%
Repairs & Maint. - General	\$ 10,000.00	\$ 6,611.40	\$ 6,771.40	\$ 8,000.00	65%		\$ 5,200.00	\$ 2,800.00	-20.00%
Repairs & Maint. - Residential	\$ 2,500.00	\$ 1,401.90	\$ 1,649.90	\$ 1,716.70		100%		\$ 1,716.70	-31.33%
Replacement Reserve Fund	\$ 36,356.00	\$ 30,296.70	\$ 36,356.04	\$ 36,356.00	65%	35%	\$ 23,631.40	\$ 12,724.60	0.00%
Telephone - Alarm & Elevator	\$ 1,600.00	\$ 1,512.57	\$ 1,768.44	\$ 1,775.00	65%	35%	\$ 1,153.75	\$ 621.25	10.94%
Water & Sewer - Commercial	\$ 4,000.00	\$ 4,221.44	\$ 4,921.44	\$ 5,299.90	100%		\$ 5,299.90		32.50%
Water & Sewer - Residential	\$ 17,000.00	\$ 15,424.27	\$ 18,494.27	\$ 18,700.00		100%		\$ 18,700.00	10.00%
Window Washing	\$ 2,050.00	\$ 2,225.00	\$ 2,225.00	\$ 2,225.00	65%	35%	\$ 1,446.25	\$ 778.75	8.54%
Total Operating Expenses	\$ 239,958.24	\$ 196,893.72	\$ 240,592.11	\$ 239,782.84			\$ 144,619.01	\$ 95,163.83	
Net Ordinary Income	\$ -	\$ 3,619.72	\$ (25.53)	\$ -			\$ 0.00	\$ (0.00)	
Other Expense									
Reserve: Boiler/Glycol	\$ -	\$ 7,212.19	\$ 7,212.19	\$ -					
Reserve: Traffic Coating	\$ -	\$ 13,781.00	\$ 13,781.00	\$ -					
Reserve: Common Stairwell Lighting	\$ -	\$ (496.00)	\$ (496.00)	\$ -					
Reserve: Staircase Replacement	\$ 125,000.00	\$ 146,813.00	\$ 168,464.00	\$ -					
Total Other Expense	\$ 125,000.00	\$ 167,310.19	\$ 188,961.19	\$ -					
Net Other Income	\$ (125,000.00)	\$ (167,310.19)	\$ (188,961.19)	\$ -					
Net Income	\$ (125,000.00)	\$ (163,690.47)	\$ (188,986.72)	\$ -					