

## Riverwalk Crystal Building Condominium Association 2018 Approved Budget

	Approved Budget 2017	Estimated Year End 2017	Approved Budget 2018	Comm %	Res %	Total Comm Budget	Total Res Budget	Variance
<b>Income</b>								
Assessments - Commercial-Operating	66,713.76	66,713.76	57,167.64	100%		75,115.62		-14.31%
Assessments - Commercial-Reserves			16,892.04					
Assessments - Residential-Operating	69,223.68	69,224.21	57,972.96		100%		74,864.92	-16.25%
Assessments - Residential-Reserves			16,892.04					
Finance Charges								
Interest Income	74.06	100.00	100.00	50%	50%	50.00	50.00	35.03%
Late Fee	479.83		0.00			-	-	
<b>Total Income</b>	<b>136,491.33</b>	<b>136,037.97</b>	<b>149,024.68</b>			<b>75,165.62</b>	<b>74,914.92</b>	
<b>Expenses</b>								
Accounting	500.00	500.00	500.00	50%	50%	250.00	250.00	0.00%
Alarm Monitoring	210.00	210.00	210.00	50%	50%	105.00	105.00	0.00%
Bank Charges		0.00	0.00					
Cleaning - Commercial	5,975.40	5,975.40	5,975.40	100%		5,975.40		0.00%
Cleaning - Residential	2,724.60	2,724.60	2,724.60		100%		2,724.60	0.00%
Cleaning/House Supplies	898.94	900.00	1,000.00	50%	50%	500.00	500.00	11.24%
Electricity	5,382.00	3,000.00	5,900.00	60%	40%	3,540.00	2,360.00	9.62%
Elevator Maintenance	1,707.00	1,700.00	1,800.00	50%	50%	900.00	900.00	5.45%
Gas	9,222.00	3,200.00	9,200.00	60%	40%	5,520.00	3,680.00	-0.24%
Gas - Master Refund	(1,232.26)	(750.00)	(1,300.00)	60%	40%	-780.00	-520.00	0.00%
Inspections	2,110.00	2,110.00	2,000.00	50%	50%	1,000.00	1,000.00	-5.21%
Insurance	7,025.00	6,558.00	7,590.00	50%	50%	3,795.00	3,795.00	8.04%
Legal/Professional	0.00	0.00	200.00	50%	50%	100.00	100.00	#DIV/0!
Master Association Dues	36,899.06	36,899.04	36,899.04	55%	45%	20,294.47	16,604.57	0.00%
Miscellaneous	230.00	203.00	350.00	50%	50%	175.00	175.00	52.17%
Property Management Fees	12,617.50	12,617.52	12,617.50	50%	50%	6,308.75	6,308.75	0.00%
Repairs & Maint - Commercial	4,878.43	805.00	1,500.00	100%		1,500.00		0.00%
Repairs & Maint - General	9,450.26	6,803.41	8,000.00	50%	50%	4,000.00	4,000.00	-15.35%
Repairs & Maint - Residential	7,363.40	432.00	1,000.00		100%		1,000.00	0.00%
Replacement Reserve Fund	32,800.00	32,800.00	33,784.00	50%	50%	16,892.00	16,892.00	3.00%
Telephone - Alarm	600.00	580.00	620.00	50%	50%	310.00	310.00	3.33%
Telephone - Elevator	300.00	280.00	310.00	50%	50%	155.00	155.00	3.33%
Water & Sewer - Commercial	3,820.00	3,850.00	4,000.00	100%		4,000.00		4.71%
Water & Sewer - Residential	13,460.00	13,390.00	13,950.00		100%		13,950.00	3.64%
Window Washing	1,250.00	1,250.00	1,250.00	50%	50%	625.00	625.00	0.00%
<b>Total Operating Expenses</b>	<b>158,191.33</b>	<b>136,037.97</b>	<b>150,080.54</b>			<b>75,165.62</b>	<b>74,914.92</b>	<b>-5.13%</b>
<b>Net Ordinary Income</b>	<b>(21,700.00)</b>	<b>0.00</b>	<b>(1,055.86)</b>			<b>(0.00)</b>	<b>0.00</b>	