

Riverwalk Emerald Building Condominium Association

2016 Approved Budget

| | Actuals Year End 2015 | Approved Total Budget 2015 | Approved Total Budget 2016 | Comm % | Res % | Total Comm Budget | Total Res Budget |
|---------------------------------|-----------------------------|-------------------------------------|-------------------------------------|--------|-------|-------------------------|------------------------|
| Income | | | | | | | |
| Operating Assessments | \$ 122,040.00 | \$ 122,040.00 | \$ 120,215.50 | 50% | 50% | \$ 58,551.50 | \$ 61,664.00 |
| Reserve Assessments | \$ 33,000.00 | \$ 33,000.00 | \$ 34,112.00 | 50% | 50% | \$ 17,056.00 | \$ 17,056.00 |
| Bank Interest Income | \$ 414.39 | \$ - | \$ 400.00 | 50% | 50% | \$ 200.00 | \$ 200.00 |
| Interest Income | \$ 431.85 | \$ 780.00 | \$ - | 50% | 50% | \$ - | \$ - |
| Late Fees | \$ 800.00 | \$ - | \$ - | 50% | 50% | \$ - | \$ - |
| Other Income | \$ 92.17 | \$ - | \$ - | 50% | 50% | | |
| Total Income | \$ 156,778.41 | \$ 155,820.00 | \$ 154,727.50 | | | \$ 75,807.50 | \$ 78,920.00 |
| Expenses | | | | | | | |
| Accounting | \$ 350.00 | \$ - | \$ 350.00 | 50% | 50% | \$ 175.00 | \$ 175.00 |
| Alarm Monitoring | \$ 999.00 | \$ 399.00 | \$ 420.00 | 50% | 50% | \$ 210.00 | \$ 210.00 |
| Bank Charges | \$ 4.00 | \$ 10.00 | \$ 20.00 | 50% | 50% | \$ 10.00 | \$ 10.00 |
| Cleaning | \$ 2,880.00 | \$ 2,880.00 | \$ 2,880.00 | 50% | 50% | \$ 1,440.00 | \$ 1,440.00 |
| Electricity | \$ 4,894.42 | \$ 6,291.87 | \$ 5,000.00 | 50% | 50% | \$ 2,500.00 | \$ 2,500.00 |
| Elevator Maintenance | \$ 2,409.73 | \$ 2,484.00 | \$ 2,500.00 | 50% | 50% | \$ 1,250.00 | \$ 1,250.00 |
| Gas | \$ 24,078.63 | \$ 23,915.70 | \$ 24,100.00 | 50% | 50% | \$ 12,050.00 | \$ 12,050.00 |
| Gas - Master Refund | \$ (3,781.95) | \$ - | \$ (3,800.12) | 50% | 50% | \$ (1,900.06) | \$ (1,900.06) |
| Inspections | \$ 2,364.70 | \$ 4,311.66 | \$ 2,275.00 | 50% | 50% | \$ 1,137.50 | \$ 1,137.50 |
| Insurance | \$ 6,329.92 | \$ 11,775.66 | \$ 8,750.00 | 50% | 50% | \$ 4,375.00 | \$ 4,375.00 |
| Legal/Professional | \$ 1,028.00 | \$ 1,250.00 | \$ 1,000.00 | 50% | 50% | \$ 500.00 | \$ 500.00 |
| Master Association Dues | \$ 38,598.12 | \$ 38,598.12 | \$ 38,598.12 | 50% | 50% | \$ 19,299.06 | \$ 19,299.06 |
| Miscellaneous | \$ 406.42 | \$ - | \$ 250.00 | 50% | 50% | \$ 125.00 | \$ 125.00 |
| Office Supplies | \$ - | \$ 175.00 | \$ - | 50% | 50% | \$ - | \$ - |
| Property Management Fees | \$ 14,400.00 | \$ 14,683.50 | \$ 14,400.00 | 50% | 50% | \$ 7,200.00 | \$ 7,200.00 |
| Repairs & Maint. - General | \$ 13,314.43 | \$ 5,422.00 | \$ 15,000.00 | 50% | 50% | \$ 7,500.00 | \$ 7,500.00 |
| Replacement Reserve Fund | \$ 33,000.00 | \$ 33,000.00 | \$ 34,112.00 | 50% | 50% | \$ 17,056.00 | \$ 17,056.00 |
| Telephone - Alarm & Elevator | \$ 1,711.17 | \$ 1,656.00 | \$ 1,710.00 | 50% | 50% | \$ 855.00 | \$ 855.00 |
| Water & Sewer - Commercial | \$ 911.25 | \$ 1,500.00 | \$ 950.00 | 100% | | \$ 950.00 | |
| Water & Sewer - Residential | \$ 4,623.58 | \$ 3,900.00 | \$ 4,062.50 | | 100% | | \$ 4,062.50 |
| Website | \$ 179.55 | \$ 299.25 | \$ - | 50% | 50% | \$ - | \$ - |
| Window Washing | \$ 2,150.00 | \$ 1,675.00 | \$ 2,150.00 | 50% | 50% | \$ 1,075.00 | \$ 1,075.00 |
| Total Operating Expenses | \$ 150,850.97 | \$ 154,226.76 | \$ 154,727.50 | | | \$ 75,807.50 | \$ 78,920.00 |
| Net Ordinary Income | \$ 5,927.44 | \$ 1,593.24 | \$ - | | | \$ - | \$ - |
| Other Expense | | | | | | | |
| Reserve: Roofing Project | \$ 105,868.71 | \$ - | \$ - | | | | |
| Reserve: Boilers | \$ 4,693.00 | \$ - | \$ - | | | | |
| Total Other Expense | \$ 110,561.71 | \$ - | \$ - | | | | |
| Net Other Income | \$ (110,561.71) | \$ - | \$ - | | | | |
| Net Income | \$ (104,634.27) | \$ 1,593.24 | \$ - | | | | |