

Riverwalk Emerald Building Condominium Association
2017 Approved Budget

Updated 2/16/17

	Estimated Year End 2016	Approved Total Budget 2016	Approved Total Budget 2017	Comm %	Res %	Total Comm Budget	Total Res Budget
Income							
Operating Assessments	\$ 120,927.96	\$ 120,215.50	\$ 120,743.41	50%	50%	\$ 59,079.10	\$ 61,664.31
Reserve Assessments	\$ 34,112.04	\$ 34,112.00	\$ 34,112.00	50%	50%	\$ 17,056.00	\$ 17,056.00
Bank Interest Income	\$ 336.39	\$ 400.00	\$ 400.00	50%	50%	\$ 200.00	\$ 200.00
Interest Income	\$ 38.28		\$ -	50%	50%	\$ -	\$ -
Late Fees	\$ 225.58	\$ -	\$ -	50%	50%	\$ -	\$ -
Other Income	\$ 3,918.57	\$ -	\$ -	50%	50%		
Total Income	\$ 159,558.82	\$ 154,727.50	\$ 155,255.41			\$ 76,335.10	\$ 78,920.31
Expenses							
Accounting	\$ 380.00	\$ 350.00	\$ 500.00	50%	50%	\$ 250.00	\$ 250.00
Alarm Monitoring	\$ 420.00	\$ 420.00	\$ 420.00	50%	50%	\$ 210.00	\$ 210.00
Bank Charges	\$ -	\$ 20.00	\$ 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	\$ 4,489.08	\$ 5,000.00	\$ 4,700.00	50%	50%	\$ 2,350.00	\$ 2,350.00
Elevator Maintenance	\$ 2,365.55	\$ 2,500.00	\$ 2,400.00	50%	50%	\$ 1,200.00	\$ 1,200.00
Gas	\$ 20,398.90	\$ 24,100.00	\$ 22,000.00	50%	50%	\$ 11,000.00	\$ 11,000.00
Gas - Master Refund	\$ (4,799.65)	\$ (3,800.12)	\$ (4,800.00)	50%	50%	\$ (2,400.00)	\$ (2,400.00)
Inspections	\$ 3,042.50	\$ 2,275.00	\$ 2,800.00	50%	50%	\$ 1,400.00	\$ 1,400.00
Insurance	\$ 7,958.00	\$ 8,750.00	\$ 9,061.00	50%	50%	\$ 4,530.50	\$ 4,530.50
Legal/Professional	\$ 696.00	\$ 1,000.00	\$ 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	\$ 400.29	\$ 250.00	\$ 350.00	50%	50%	\$ 175.00	\$ 175.00
Office Supplies	\$ -	\$ -	\$ -	50%	50%	\$ -	\$ -
Property Management Fees	\$ 14,400.00	\$ 14,400.00	\$ 14,832.00	50%	50%	\$ 7,416.00	\$ 7,416.00
Repairs & Maint. - General	\$ 14,777.39	\$ 15,000.00	\$ 14,907.00	50%	50%	\$ 7,453.50	\$ 7,453.50
Replacement Reserve Fund	\$ 34,112.04	\$ 34,112.00	\$ 34,112.00	50%	50%	\$ 17,056.00	\$ 17,056.00
Telephone - Alarm & Elevator	\$ 1,758.60	\$ 1,710.00	\$ 1,803.00	50%	50%	\$ 901.50	\$ 901.50
Water & Sewer - Commercial	\$ 3,534.33	\$ 950.00	\$ 2,414.79	100%		\$ 2,414.79	
Water & Sewer - Residential	\$ 4,813.11	\$ 4,062.50	\$ 5,000.00		100%		\$ 5,000.00
Window Washing	\$ 2,150.00	\$ 2,150.00	\$ 2,257.50	50%	50%	\$ 1,128.75	\$ 1,128.75
Total Operating Expenses	\$ 152,374.26	\$ 154,727.50	\$ 155,255.41			\$ 76,335.10	\$ 78,920.31
Net Ordinary Income	\$ 7,184.56	\$ -	\$ -			\$ -	\$ -