

**Riverwalk Garnet Building Condo Association
2017 Approved Budget**

Updated 2/16/17

	2016 Approved Budget	2016 Estimated Year End	2017 Approved Budget	Comm 55%	Res 45%	Commercial Budget 55%	Residential Budget 45%
REVENUE							
Assessments - Commercial	\$ 95,970.44	\$ 95,970.35	\$ 95,970.44	100%		\$ 95,970.44	\$ -
Assessments - Reserve	\$ 46,345.00	\$ 46,345.40	\$ 46,345.00			\$ 27,222.00	\$ 19,123.00
Assessments - Residential	\$ 85,490.27	\$ 85,490.16	\$ 85,490.27		100%	\$ -	\$ 85,490.27
Interest Income	\$ 755.00	\$ 709.76	\$ 755.00	55%	45%	\$ 415.25	\$ 339.75
Finance Charge Income	\$ -	\$ 1,680.95	\$ -			\$ -	\$ -
Storage Room Rental Income	\$ 648.00	\$ 648.00	\$ 648.00	100%		\$ 648.00	\$ -
Total Revenue	\$ 229,208.71	\$ 230,844.62	\$ 229,208.71			\$ 124,255.69	\$ 104,953.02
EXPENDITURES							
Accounting	\$ 350.00	\$ 380.00	\$ 500.00	55%	45%	\$ 275.00	\$ 225.00
Alarm Monitoring	\$ 420.00	\$ 420.00	\$ 420.00	55%	45%	\$ 231.00	\$ 189.00
Bank Charges	\$ 20.00	\$ 30.00	\$ 20.00	55%	45%	\$ 11.00	\$ 9.00
Cleaning	\$ 13,500.00	\$ 13,525.00	\$ 13,500.00	55%	45%	\$ 7,425.00	\$ 6,075.00
Cleaning/House Supplies	\$ 1,300.00	\$ 1,175.82	\$ 1,300.00	55%	45%	\$ 715.00	\$ 585.00
Electric	\$ 11,000.00	\$ 10,628.19	\$ 11,300.00	55%	45%	\$ 6,215.00	\$ 5,085.00
Elevator Maintenance	\$ 4,000.00	\$ 5,173.63	\$ 4,500.00	55%	45%	\$ 2,475.00	\$ 2,025.00
Gas - General	\$ 17,000.00	\$ 13,622.67	\$ 15,000.00	55%	45%	\$ 8,250.00	\$ 6,750.00
Gas - Master Refund	\$ (3,600.00)	\$ (3,535.63)	\$ (3,500.00)	55%	45%	\$ (1,925.00)	\$ (1,575.00)
Inspections	\$ 3,340.00	\$ 3,400.00	\$ 3,500.00	55%	45%	\$ 1,925.00	\$ 1,575.00
Insurance	\$ 10,934.00	\$ 10,934.00	\$ 10,934.00	55%	45%	\$ 6,013.70	\$ 4,920.30
Master Association	\$ 68,795.71	\$ 68,795.68	\$ 68,795.71	55%	45%	\$ 37,837.64	\$ 30,958.07
Miscellaneous	\$ 200.00	\$ 151.89	\$ 200.00	55%	45%	\$ 110.00	\$ 90.00
Professional Fees	\$ 100.00	\$ 45.00	\$ 100.00	55%	45%	\$ 55.00	\$ 45.00
Property Management Fees	\$ 21,665.00	\$ 21,665.04	\$ 22,315.00	55%	45%	\$ 12,273.25	\$ 10,041.75
Repairs & Maint - Comm. & Offices	\$ 3,067.10	\$ 2,553.24	\$ 3,000.00	100%		\$ 3,000.00	\$ -
Repairs & Maint - General	\$ 12,000.00	\$ 13,912.25	\$ 12,000.00	55%	45%	\$ 6,600.00	\$ 5,400.00
Repairs & Maint - Residential	\$ 2,011.90	\$ 1,805.19	\$ 2,000.00		100%	\$ -	\$ 2,000.00
Replacement Reserve Fund	\$ 46,345.00	\$ 46,344.96	\$ 46,345.00		ACTUAL	\$ 27,222.00	\$ 19,123.00
Telephone - Alarm & Elevator	\$ 1,685.00	\$ 1,729.44	\$ 1,773.00	55%	45%	\$ 975.15	\$ 797.85
Water & Sewer - Commercial	\$ 3,500.00	\$ 3,450.14	\$ 3,592.40	100%		\$ 3,592.40	\$ -
Water & Sewer - Residential	\$ 9,800.00	\$ 9,377.04	\$ 9,832.60		100%	\$ -	\$ 9,832.60
Window Washing	\$ 1,775.00	\$ 1,700.00	\$ 1,781.00	55%	45%	\$ 979.55	\$ 801.45
TOTAL EXPENDITURES	\$ 229,208.71	\$ 227,283.55	\$ 229,208.71			\$ 124,255.69	\$ 104,953.02
Net Ordinary Income	\$ -	\$ 3,561.07	\$ -			\$ (0.00)	\$ 0.00

**Riverwalk Garnet Building Association
2017 Approved Assessments**

Commercial	2016 Total Monthly Assessments	Approved 2017 Operating Assessments	Approved 2017 Reserve Assessments	Approved 2017 Total Monthly Assessments	Var. %
G-001	511.37	398.37	113.00	511.37	0.00%
G-002	568.40	442.80	125.60	568.40	0.00%
G-003	553.86	431.47	122.39	553.86	0.00%
G-004	536.63	418.05	118.58	536.63	0.00%
G-005	545.82	425.21	120.61	545.82	0.00%
C-101	197.89	154.16	43.73	197.89	0.00%
C-102	325.35	253.45	71.89	325.35	0.00%
C-103	240.76	187.56	53.20	240.76	0.00%
C-104	311.18	242.42	68.76	311.18	0.00%
C-105	360.56	280.89	79.67	360.56	0.00%
C-106	514.81	401.05	113.76	514.81	0.00%
C-107	494.53	385.25	109.28	494.53	0.00%
C-108	353.29	275.22	78.07	353.29	0.00%
C-109	281.71	219.46	62.25	281.71	0.00%
C-110	331.47	258.23	73.25	331.47	0.00%
O-201	354.05	275.82	78.24	354.05	0.00%
O-202	446.30	347.68	98.62	446.30	0.00%
O-203	404.58	315.18	89.40	404.58	0.00%
O-204	405.73	316.07	89.65	405.73	0.00%
O-205	336.83	262.40	74.43	336.83	0.00%
O-206	311.57	242.72	68.85	311.57	0.00%
O-207	327.26	254.95	72.32	327.26	0.00%
O-208	332.24	258.82	73.41	332.24	0.00%
O-209	523.62	407.91	115.70	523.62	0.00%
O-210	362.47	282.38	80.10	362.47	0.00%
O-211	333.77	260.01	73.75	333.77	0.00%
	10,266.05	7,997.54	2,268.50	10,266.04	
Residential					
R-301	1,037.90	848.17	189.72	1,037.90	0.00%
R-302	1,180.17	964.44	215.73	1,180.17	0.00%
R-303	836.54	683.62	152.92	836.54	0.00%
R-304	415.30	339.38	75.92	415.30	0.00%
R-305	391.18	319.67	71.51	391.18	0.00%
R-306	401.32	327.96	73.36	401.32	0.00%
R-401	1,040.69	850.46	190.24	1,040.69	0.00%
R-402	1,179.48	963.87	215.60	1,179.48	0.00%
R-403	842.13	688.19	153.94	842.13	0.00%
R-404	708.59	579.07	129.53	708.59	0.00%
R-405	684.47	559.35	125.12	684.47	0.00%
	8,717.77	7,124.19	1,593.58	8,717.77	
Total	18,983.82	15,121.73	3,862.08	18,983.81	