

## Riverwalk Quartz Building Condominium Association Approved 2016 Budget

	Approved 2015 Budget	YTD Actuals Jan - Oct 2015	Estimated 2015 Year End	Approved 2016 Budget	Comm %	Res %	Total Comm Budget	Total Res Budget	Variance %
<b>Income</b>									
Commercial Assessments	45,707.70	38,089.70	45,707.64	45,402.81			45,402.81		-0.67%
Residential Assessments	75,010.30	62,508.50	75,010.20	74,342.19				74,342.19	-0.89%
Finance Charges	0.00	2,338.48	2,338.48	0.00			-	-	
Interest Income	200.00	841.79	1,064.56	1,000.00	31%	69%	310.00	690.00	
Special Assessment - Residential	0.00	880.00	880.00	0.00					
<b>Total Income</b>	<b>120,918.00</b>	<b>104,658.47</b>	<b>125,000.88</b>	<b>120,745.00</b>			<b>45,712.81</b>	<b>75,032.19</b>	
<b>Expenses</b>									
Accounting	3,000.00	500.00	500.00	350.00	31%	69%	108.50	241.50	-88.33%
Alarm Monitoring	700.00	445.66	399.00	420.00	31%	69%	130.20	289.80	-40.00%
Bank Charges	200.00	18.25	18.25	20.00	31%	69%	6.20	13.80	-90.00%
Capital Reserve Fund	10,000.00	8,333.30	10,000.00	10,000.00	31%	69%	3,100.00	6,900.00	0.00%
Carpet Cleaning	1,200.00	550.00	550.00	550.00	0%	100%	0.00	550.00	-54.17%
Cleaning	4,980.00	4,100.00	4,920.00	4,920.00	31%	69%	1,525.20	3,394.80	-1.20%
Cleaning/House Supplies	0.00	13.50	0.00	200.00	31%	69%	62.00	138.00	100.00%
Electricity - Building	4,800.00	1,922.65	2,280.15	2,300.00	31%	69%	713.00	1,587.00	-52.08%
Electricity - Commercial	1,800.00	1,284.15	1,511.65	1,550.00	100%		1,550.00	0.00	-13.89%
Electricity - Residential	800.00	366.88	431.88	450.00		100%	0.00	450.00	-43.75%
Elevator Maintenance	4,000.00	3,823.18	5,097.61	5,100.00	31%	69%	1,581.00	3,519.00	27.50%
Gas - Commercial	8,600.00	6,443.45	9,743.45	9,900.00	100%	0%	9,900.00	0.00	15.12%
Gas - Residential	9,500.00	4,511.01	7,211.01	7,400.00	0%	100%	0.00	7,400.00	-22.11%
Inspections	3,200.00	4,755.83	4,461.93	3,030.00	31%	69%	939.30	2,090.70	-5.31%
Insurance Expense	6,500.00	5,178.00	6,238.82	6,500.00	31%	69%	2,015.00	4,485.00	0.00%
Legal/Professional Fees	750.00	847.09	847.09	750.00	31%	69%	232.50	517.50	0.00%
Maintenance Supplies	200.00	0.00	0.00	0.00	31%	69%	0.00	0.00	-100.00%
Master Association Dues	35,054.00	29,211.90	35,054.28	35,055.00		171.84 each'	14,434.41	20,620.59	0.00%
Miscellaneous	300.00	546.75	546.75	300.00	31%	69%	93.00	207.00	0.00%
Postage & Delivery	100.00	42.79	42.79	0.00	31%	69%	0.00	0.00	-100.00%
Property Management Fees	5,500.00	8,640.24	10,740.24	12,600.00	31%	69%	3,906.00	8,694.00	129.09%
Repairs & Maint. - General	3,500.00	3,466.61	3,466.61	3,500.00	31%	69%	1,085.00	2,415.00	0.00%
Repairs & Maint. - Commercial	2,000.00	508.99	508.99	1,000.00	100%		1,000.00	0.00	-50.00%
Repairs & Maint. - Residential	1,000.00	708.00	708.00	1,000.00		100%	0.00	1,000.00	0.00%
Telephone - Alarm & Elevator	1,100.00	923.58	1,108.18	1,100.00	31%	69%	341.00	759.00	0.00%
Water & Sewer - Commercial	3,000.00	1,695.66	2,035.66	2,200.00	100%	0%	2,200.00	0.00	-26.67%
Water & Sewer - Residential	6,500.00	6,469.97	7,781.01	8,000.00	0%	100%	0.00	8,000.00	23.08%
Window Washing	2,600.00	2,550.00	2,550.00	2,550.00	31%	69%	790.50	1,759.50	-1.92%
<b>Total Operating Expenses</b>	<b>120,884.00</b>	<b>97,857.44</b>	<b>118,753.35</b>	<b>120,745.00</b>			<b>45,712.81</b>	<b>75,032.19</b>	<b>-0.11%</b>
<b>Net Income</b>	<b>34.00</b>	<b>6,801.03</b>	<b>6,247.53</b>	<b>0.00</b>			<b>0.00</b>	<b>0.00</b>	