

Riverwalk Crystal Building Condominium Assn  
**Profit & Loss Budget Performance**  
January through December 2018

	<u>Jan - Dec 18</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Assessments - Comm Operating	57,167.01	57,167.40	57,167.40
Assessment-Commercial- Reserve	16,892.04	16,892.04	16,892.04
Assessments - Residential Oper	57,972.60	57,972.96	57,972.96
Assessment-Residential- Reserve	16,892.04	16,892.14	16,892.14
Interest Income	315.63	100.00	100.00
Finance Charge Income	20.84	0.00	0.00
Late fees	100.00	0.00	0.00
<b>Total Income</b>	<u>149,360.16</u>	<u>149,024.54</u>	<u>149,024.54</u>
<b>Gross Profit</b>	149,360.16	149,024.54	149,024.54
<b>Expense</b>			
Accounting	500.00	500.00	500.00
Alarm Monitoring	0.00	210.00	210.00
Bad Debt	109.01		
Cleaning - commercial	5,975.40	5,975.40	5,975.40
Cleaning - residential	2,724.60	2,724.60	2,724.60
Cleaning/House Supplies	1,117.18	1,000.00	1,000.00
Electricity	4,884.67	5,900.00	5,900.00
Elevator Maintenance	1,765.82	1,800.00	1,800.00
Gas	7,020.91	9,200.00	9,200.00
Gas - Master Refund	-997.57	-1,300.00	-1,300.00
Inspections	1,133.00	2,000.00	2,000.00
Insurance Expense	7,387.34	7,590.00	7,590.00
Legal/Professional	1,978.13	200.00	200.00
Master Association Dues	36,899.04	36,899.04	36,899.04
Miscellaneous Expense	239.80	350.00	350.00
Property Management Fees	12,617.52	12,617.50	12,617.50
Repairs & Maint - Commercial	1,427.60	1,500.00	1,500.00
Repairs & Maint - General	17,689.03	8,000.00	8,000.00
Repairs & Maint - Residential	1,760.36	1,000.00	1,000.00
Replacement Reserve Fund	33,784.08	33,784.00	33,784.00
Telephone - Alarm	629.12	620.00	620.00
Telephone - Elevator	319.81	310.00	310.00
Water and Sewer - Commercial	2,946.04	4,000.00	4,000.00
Water Commercial- Master Refund	-2,464.00	-1,056.00	-1,056.00
Water and Sewer - Residential	13,401.42	13,950.00	13,950.00
Window Washing	1,250.00	1,250.00	1,250.00
<b>Total Expense</b>	<u>154,098.31</u>	<u>149,024.54</u>	<u>149,024.54</u>
<b>Net Ordinary Income</b>	-4,738.15	0.00	0.00
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
Maintenance reserve expense			
Replace carpet	2,100.91		
Replace Expansion tank/sprinkler heads	8,169.84		
Replace fire alarm panel, pull stations, etc.	2,770.37		
Boiler Replacement Reimbursemen	-14,712.73		
<b>Total Maintenance reserve expense</b>	<u>-1,671.61</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Other Expense</b>	<u>-1,671.61</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>1,671.61</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><b>-3,066.54</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>