

Riverwalk Crystal Building Condominium Association 2016 Approved Budget

	Approved Budget 2015	Actual Year End 2015	Approved Budget 2016	Comm %	Res %	Total Comm Budget	Total Res Budget	Variance
Income								
Assessments - Commercial	75,519.38	75,519.36	66,713.62			66,713.62		-11.66%
Assessments - Residential	73,771.68	73,772.16	69,223.22				69,223.22	-6.17%
Interest Income	150.00	78.51	150.00	50%	50%	75.00	75.00	0.00%
Late Fee	0.00	0.00	0.00			-	-	
Total Income	149,441.06	149,370.03	136,086.84			66,788.62	69,298.22	
Expenses								
Accounting	325.00	350.00	350.00	50%	50%	175.00	175.00	7.69%
Alarm Monitoring	120.00	330.00	210.00	50%	50%	105.00	105.00	75.00%
Cleaning - Commercial	5,975.40	5,975.40	5,975.40	100%		5,975.40		0.00%
Cleaning - Residential	2,724.60	2,724.60	2,724.60		100%		2,724.60	
Cleaning/House Supplies	1,000.00	1,438.76	1,300.00	50%	50%	650.00	650.00	30.00%
Electricity	10,600.00	5,566.85	2,900.80	16.72%	22.48%	1,237.28	1,663.52	-72.63%
Electricity - Elevator	0.00	0.00	77.00	36%	64%	27.72	49.28	0.00%
Elevator Maintenance	2,182.00	2,102.04	2,252.72	50%	50%	1,126.36	1,126.36	3.24%
Gas	10,200.00	9,158.19	3,180.36			2,532.73	647.64	-68.82%
Gas - Master Refund	(765.00)	(588.59)	0.00	0%	0%	0.00	0.00	0.00%
Inspections	2,650.00	2,277.50	1,932.50	50%	50%	966.25	966.25	-27.08%
Insurance	6,846.00	6,846.00	6,558.00	50%	50%	3,279.00	3,279.00	-4.21%
Legal/Professional	250.00	0.00	250.00	50%	50%	125.00	125.00	0.00%
Master Association Dues	36,899.06	36,899.00	36,899.06	55%	45%	20,294.48	16,604.58	0.00%
Miscellaneous	100.00	37.00	100.00	50%	50%	50.00	50.00	0.00%
Property Management Fees	12,250.00	12,249.96	12,250.00	50%	50%	6,125.00	6,125.00	0.00%
Repairs & Maint - Commercial	1,400.00	2,358.64	1,000.00	100%		1,000.00		0.00%
Repairs & Maint - General	6,200.00	9,652.63	6,350.00	50%	50%	3,175.00	3,175.00	2.42%
Repairs & Maint - Residential	1,400.00	363.52	1,000.00		100%		1,000.00	0.00%
Replacement Reserve Fund	32,800.00	32,800.00	32,800.00	50%	50%	16,400.00	16,400.00	0.00%
Telephone - Alarm	564.00	563.91	564.00	50%	50%	282.00	282.00	0.00%
Telephone - Elevator	270.00	270.49	270.00	50%	50%	135.00	135.00	0.00%
Water & Sewer - Commercial	2,500.00	3,282.95	2,502.40	100%		2,502.40		0.10%
Water & Sewer - Residential	11,700.00	13,002.32	13,390.00		100%		13,390.00	14.44%
Window Washing	1,250.00	1,250.00	1,250.00	50%	50%	625.00	625.00	0.00%
Total Operating Expenses	149,441.06	148,911.17	136,086.84			66,788.62	69,298.22	-8.94%
Net Ordinary Income	0.00	458.86	(0.00)			0.00	(0.00)	
Other Income/Expense								
Insurance Refund	0.00	(7,026.00)	0.00					
Boiler Replacements	0.00	40,868.70	0.00					
Elevator	0.00	2,151.32	0.00					
Energy Audit	0.00	1,348.75	0.00					
Kneewalls - Stucco	0.00	14,633.00	0.00					
LED Lighting	0.00	2,336.32	0.00					
Total Other Income/Expense	0.00	(54,312.09)	0.00			0.00	0.00	
Net Income	0.00	(53,853.23)	(0.00)			0.00	(0.00)	