

Riverwalk Emerald Building Condominium Association 2018 Budget

	Estimated Year End 2017	Total Budget 2017	Total Budget 2018	Comm %	Res %	Total Comm Budget	Total Res Budget
Income							
Operating Assessments	\$ 120,928.00	\$ 120,743.41	\$ 116,231.62	50%	50%	\$ 56,615.81	\$ 59,615.81
Reserve Assessments	\$ 34,112.00	\$ 34,112.00	\$ 35,476.00	50%	50%	\$ 17,738.00	\$ 17,738.00
Bank Interest Income	\$ 436.78	\$ 400.00	\$ 500.00	50%	50%	\$ 250.00	\$ 250.00
Late Fees & Finaance Charges	\$ 475.21						
Resitution - Brandon Outlaw	\$ 269.23		\$ -	50%	50%	\$ -	\$ -
Total Income	\$ 156,221.22	\$ 155,255.41	\$ 152,207.62			\$ 74,603.81	\$ 77,603.81
Expenses							
Accounting	\$ 500.00	\$ 500.00	\$ 500.00	50%	50%	\$ 250.00	\$ 250.00
Alarm Monitoring	\$ 420.00	\$ 420.00	\$ 420.00	50%	50%	\$ 210.00	\$ 210.00
Bank Charges	\$ 10.00	\$ 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	\$ 4,148.67	\$ 4,700.00	\$ 4,700.00	50%	50%	\$ 2,350.00	\$ 2,350.00
Elevator Maintenance	\$ 2,447.21	\$ 2,400.00	\$ 2,500.00	50%	50%	\$ 1,250.00	\$ 1,250.00
Gas	\$ 20,394.55	\$ 22,000.00	\$ 22,000.00	50%	50%	\$ 11,000.00	\$ 11,000.00
Gas - Master Refund	\$ (6,872.36)	\$ (4,800.00)	\$ (6,000.00)	50%	50%	\$ (3,000.00)	\$ (3,000.00)
Inspections	\$ 2,565.00	\$ 2,800.00	\$ 2,800.00	50%	50%	\$ 1,400.00	\$ 1,400.00
Insurance	\$ 9,060.96	\$ 9,061.00	\$ 6,831.00	50%	50%	\$ 3,415.50	\$ 3,415.50
Legal/Professional	\$ -	\$ 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	\$ 550.93	\$ 350.00	\$ 500.00	50%	50%	\$ 250.00	\$ 250.00
Property Management Fees	\$ 14,832.00	\$ 14,832.00	\$ 15,275.00	50%	50%	\$ 7,637.50	\$ 7,637.50
Repairs & Maint. - General	\$ 7,428.14	\$ 14,907.00	\$ 13,500.00	50%	50%	\$ 6,750.00	\$ 6,750.00
Replacement Reserve Fund	\$ 34,112.04	\$ 34,112.00	\$ 35,476.00	50%	50%	\$ 17,738.00	\$ 17,738.00
Telephone - Alarm & Elevator	\$ 1,846.35	\$ 1,803.00	\$ 1,950.00	50%	50%	\$ 975.00	\$ 975.00
Water & Sewer - Commercial	\$ 1,736.42	\$ 2,414.79	\$ 2,000.00	100%		\$ 2,000.00	
Water & Sewer - Residential	\$ 4,695.00	\$ 5,000.00	\$ 5,000.00		100%		\$ 5,000.00
Window Washing	\$ 2,150.00	\$ 2,257.50	\$ 2,257.50	50%	50%	\$ 1,128.75	\$ 1,128.75
Total Operating Expenses	\$ 141,503.03	\$ 155,255.41	\$ 152,207.62			\$ 74,603.81	\$ 77,603.81
Net Ordinary Income	\$ 14,718.19	\$ -	\$ -			\$ -	\$ -