

**Riverwalk Garnet Building Condo Association
2016 Approved Budget**

	2015 Approved Budget	2015 Estimated Year End	2016 Approved Budget	Comm 55%	Res 45%	Commercial Budget 55%	Residential Budget 45%	Variance %
REVENUE								
Assessments - Commercial	\$ 97,017.44	\$ 97,017.48	\$ 95,970.44	100%		\$ 95,970.44	\$ -	-1.09%
Assessments - Reserve	\$ 44,562.00	\$ 44,561.88	\$ 46,345.00			\$ 27,222.00	\$ 19,123.00	3.85%
Assessments - Residential	\$ 86,226.27	\$ 86,226.24	\$ 85,490.27		100%	\$ -	\$ 85,490.27	-0.86%
Interest Income	\$ 950.00	\$ 1,293.58	\$ 755.00	55%	45%	\$ 415.25	\$ 339.75	-25.83%
Finance Charge Income	\$ -	\$ 920.00	\$ -			\$ -	\$ -	0.00%
Storage Room Rental Income	\$ 648.00	\$ 648.00	\$ 648.00	100%		\$ 648.00	\$ -	0.00%
Total Revenue	\$ 229,403.71	\$ 230,667.18	\$ 229,208.71			\$ 124,255.69	\$ 104,953.02	
EXPENDITURES								
Accounting	\$ 325.00	\$ 350.00	\$ 350.00	55%	45%	\$ 192.50	\$ 157.50	7.14%
Alarm Monitoring	\$ 400.00	\$ -	\$ 420.00	55%	45%	\$ 231.00	\$ 189.00	4.76%
Bank Charges	\$ 20.00	\$ 2.00	\$ 20.00	55%	45%	\$ 11.00	\$ 9.00	0.00%
Cleaning	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	55%	45%	\$ 7,425.00	\$ 6,075.00	0.00%
Cleaning/House Supplies	\$ 1,010.00	\$ 1,257.65	\$ 1,300.00	55%	45%	\$ 715.00	\$ 585.00	22.31%
Electric	\$ 12,500.00	\$ 10,850.68	\$ 11,000.00	55%	45%	\$ 6,050.00	\$ 4,950.00	-13.64%
Elevator Maintenance	\$ 4,000.00	\$ 4,073.14	\$ 4,000.00	55%	45%	\$ 2,200.00	\$ 1,800.00	0.00%
Gas - General	\$ 18,000.00	\$ 16,529.51	\$ 17,000.00	55%	45%	\$ 9,350.00	\$ 7,650.00	-5.88%
Gas - Master Refund	\$ (3,600.00)	\$ (2,785.95)	\$ (3,600.00)	55%	45%	\$ (1,980.00)	\$ (1,620.00)	0.00%
Inspections	\$ 4,600.00	\$ 4,969.72	\$ 3,340.00	55%	45%	\$ 1,837.00	\$ 1,503.00	-37.72%
Insurance	\$ 11,501.00	\$ 11,501.00	\$ 10,934.00	55%	45%	\$ 6,013.70	\$ 4,920.30	-5.19%
Master Association	\$ 68,795.71	\$ 68,795.75	\$ 68,795.71	55%	45%	\$ 37,837.64	\$ 30,958.07	0.00%
Miscellaneous	\$ 150.00	\$ 181.59	\$ 200.00	55%	45%	\$ 110.00	\$ 90.00	25.00%
Professional Fees	\$ 100.00	\$ -	\$ 100.00	55%	45%	\$ 55.00	\$ 45.00	0.00%
Property Management Fees	\$ 21,665.00	\$ 21,665.04	\$ 21,665.00	55%	45%	\$ 11,915.75	\$ 9,749.25	0.00%
Repairs & Maint - Comm. & Offices	\$ 2,200.00	\$ 3,438.39	\$ 3,067.10	100%		\$ 3,067.10		28.27%
Repairs & Maint - General	\$ 12,000.00	\$ 13,620.81	\$ 12,000.00	55%	45%	\$ 6,600.00	\$ 5,400.00	0.00%
Repairs & Maint - Residential	\$ 1,500.00	\$ 1,720.42	\$ 2,011.90		100%		\$ 2,011.90	25.44%
Replacement Reserve Fund	\$ 44,562.00	\$ 44,562.00	\$ 46,345.00		ACTUAL	\$ 27,222.00	\$ 19,123.00	3.85%
Telephone - Alarm & Elevator	\$ 1,675.00	\$ 1,682.25	\$ 1,685.00	55%	45%	\$ 926.75	\$ 758.25	0.59%
Water & Sewer - Commercial	\$ 3,400.00	\$ 3,130.64	\$ 3,500.00	100%		\$ 3,500.00		2.86%
Water & Sewer - Residential	\$ 9,400.00	\$ 9,478.38	\$ 9,800.00		100%		\$ 9,800.00	4.08%
Window Washing	\$ 1,700.00	\$ 1,775.00	\$ 1,775.00	55%	45%	\$ 976.25	\$ 798.75	4.23%
TOTAL EXPENDITURES	\$ 229,403.71	\$ 230,298.02	\$ 229,208.71			\$ 124,255.69	\$ 104,953.02	
Net Ordinary Income	\$ -	\$ 369.16	\$ -			\$ (0.00)	\$ 0.00	
Other Expenses								
Reserve: LED Lighting	\$ -	\$ 2,670.79	\$ -					
Reserve: Exterior Stairwell	\$ 123,600.00	\$ 41,850.00	\$ -					
Reserve: Circulation Pumps	\$ 5,747.00	\$ -	\$ -					
Total Other Expenses	\$ 129,347.00	\$ 44,520.79	\$ -			\$ -	\$ -	
NET INCOME	\$ (129,347.00)	\$ (44,151.63)	\$ -			\$ (0.00)	\$ 0.00	

**Riverwalk Garnet Building Condo Association
2016 Approved Assessments**

Commercial		2015 Monthly Assessments	Approved 2016 Operating Assessments	Approved 2016 Reserve Assessments	Approved 2016 Total Monthly Assessments	Variance	Var. %
G-001	Richard Patriacca	511.37	398.37	113.00	511.37	(0.00)	0.00%
G-002	Snowski Enterprises	568.40	442.80	125.60	568.40	0.00	0.00%
G-003	Vail Board of Rentals	553.86	431.47	122.39	553.86	(0.00)	0.00%
G-004	Vail Board of Rentals	536.63	418.05	118.58	536.63	0.00	0.00%
G-005	Causey & Howard	545.82	425.21	120.61	545.82	(0.00)	0.00%
C-101	Carolyn & Andrew Stratton	197.89	154.16	43.73	197.89	(0.00)	0.00%
C-102	Brush Creek Dry Goods	325.35	253.45	71.89	325.35	(0.00)	0.00%
C-103	Brush Creek Dry Goods	240.76	187.56	53.20	240.76	(0.00)	0.00%
C-104	Garnet C-104	311.18	242.42	68.76	311.18	0.00	0.00%
C-105	Colorado Housing	360.56	280.89	79.67	360.56	0.00	0.00%
C-106	SBR Investments	514.81	401.05	113.76	514.81	0.00	0.00%
C-107	Lacy's - The Topp Drawer	494.53	385.25	109.28	494.53	(0.00)	0.00%
C-108	Brush Creek Dry Goods	353.29	275.22	78.07	353.29	(0.00)	0.00%
C-109	Bliss	281.71	219.46	62.25	281.71	0.00	0.00%
C-110	Kids Cottage	331.47	258.23	73.25	331.47	0.00	0.00%
O-201	Real Dobrez	354.05	275.82	78.24	354.05	0.00	0.00%
O-202	Real Dobrez	446.30	347.68	98.62	446.30	(0.00)	0.00%
O-203	Zastrow Dentistry	404.58	315.18	89.40	404.58	(0.00)	0.00%
O-204	Zastrow Dentistry	405.73	316.07	89.65	405.73	(0.00)	0.00%
O-205	Zastrow Dentistry	336.83	262.40	74.43	336.83	(0.00)	0.00%
O-206	Zastrow Dentistry	311.57	242.72	68.85	311.57	(0.00)	0.00%
O-207	Michelle Hayes	327.26	254.95	72.32	327.26	0.00	0.00%
O-208	Sarah Gahagan	332.24	258.82	73.41	332.24	(0.00)	0.00%
O-209	Dallas Lyon	523.62	407.91	115.70	523.62	(0.00)	0.00%
O-210	Mann Holdings	362.47	282.38	80.10	362.47	0.00	0.00%
O-211	Laura McKeever Trust	333.77	260.01	73.75	333.77	(0.00)	0.00%
		10,266.05	7,997.54	2,268.50	10,266.04	(0.01)	
Residential							
R-301	Jones	1,037.90	848.17	189.72	1,037.90	(0.00)	0.00%
R-302	Multack	1,180.17	964.44	215.73	1,180.17	0.00	0.00%
R-303	Bedford	836.54	683.62	152.92	836.54	(0.00)	0.00%
R-304	Montgomery	415.30	339.38	75.92	415.30	(0.00)	0.00%
R-305	Sheahan	391.18	319.67	71.51	391.18	(0.00)	0.00%
R-306	Lewis-Deboer	401.32	327.96	73.36	401.32	(0.00)	0.00%
R-401	Slevin	1,040.69	850.46	190.24	1,040.69	0.00	0.00%
R-402	Brenneman	1,179.48	963.87	215.60	1,179.48	(0.00)	0.00%
R-403	Torvestad	842.13	688.19	153.94	842.13	0.00	0.00%
R-404	Thorton	708.59	579.07	129.53	708.59	0.00	0.00%
R-405	Ott	684.47	559.35	125.12	684.47	0.00	0.00%
		8,717.77	7,124.19	1,593.58	8,717.77	0.00	
Total		18,983.82	15,121.73	3,862.08	18,983.81	(0.01)	