



Operating Budget
January 1, 2017 to December 31, 2017
115 Units

GL River Dance Condominium Association,
 Inc.

2017 Approved Monthly Budget	2017 Approved Annual Budget	2016 Approved Monthly Budget	2016 Approved Annual Budget
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Income:

40000	Owner's Maint. Fee Income	48,417	581,000	48,417	581,000
	Special Assessment	0	0	0	0
40002	Reserve Transfer	9,083	109,000	9,083	109,000
40007	Reserve Interest	42	500	42	500
	Total Maintenance Fees With Reserves	57,542	690,499.81	57,542	690,499.68
40020	Guest Suite Income	1,292	15,500	1,292	15,500
	Guest Suite Maintenance Fees	0	0	0	0
43000	Screening Fees	100	1,200	417	5,000
43200	Move-in Administrative fees	83	1,000	192	2,300
43600	Legal & Collection	0	0	0	0
44000	Late Fee Income	25	300	25	300
44100	NSF Fees	13	160	13	160
44500	Keys, Locks & Lock-out Fees	146	1,750	146	1,750
44605	Clubhouse Rental	0	0	0	0
44976	Insurance Proceeds	0	0	0	0
45000	Misc Income	433	5,200	433	5,200
45100	Easement Income	492	5,900	492	5,900
45110	Lake Care Management Income	375	4,500	333	4,000
45200	558 Income	0	0	0	0
46000	Interest Income	125	1,500	167	2,000
49000	Prior Year Surplus Carryforward	4,167	50,000	4,167	50,000
	Total Income	\$64,792	\$777,510	\$65,217	\$782,610



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Expenses:

Payroll & Related Expense

60000	Management Staff	5,401	64,815	5,295	63,544
60000	Total Maintenance Staff	6,488	77,856	6,237	74,848
60000	Janitorial Staff	5,596	67,153	3,842	46,107
60000	Overtime	0	0	101	1,210
60000	Medical Benefits	1,596	19,152	1,137	13,640
Total Labor		\$19,081	\$228,975	\$16,612	\$199,349

Utilities:

62000	Electric	5,000	60,000	5,750	69,000
62100	Water & Sewer	4,208	50,500	4,292	51,500
62300	Gas Utilities	548	6,575	600	7,200
62400	Trash Removal/Recycling	1,750	21,000	1,750	21,000
62500	Telephone	829	9,950	829	9,950
62550	Cable	2,223	26,675	2,117	25,400
Total Utilities		\$14,558	\$174,700	\$15,338	\$184,050

Management & Professional Fees

63000	Management Fees	2,000	24,000	2,000	24,000
63100	Legal Expense	83	1,000	83	1,000
63200	Accounting Expense	333	4,000	333	4,000
63400	Other Professional	83	1,000	83	1,000
Total Management & Professional Fees		\$2,500	\$30,000	\$2,500	\$30,000



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Contracts:

63500	Landscaping	1,489	17,868	1,235	14,820
63505	Live Plants Contract	209	2,505	0	0
63510	Lakes/Canals/Preserves	150	1,800	75	900
63520	Pool	300	3,600	300	3,600
63528	Trash Compactor	383	4,600	383	4,600
63530	Exterminating	200	2,400	200	2,400
63550	Burglar Alarm Monitoring	27	320	27	320
	Entry Monitoring	55	655	55	655
63570	Elevator	1,049	12,587	1,049	12,587
Total Contracts		\$3,861	\$46,335	\$3,324	\$39,882

Administrative & General:

64000	Administrative & General	125	1,500	48	575
64010	Annual Corporate Report	5	62	5	62
64120	Bad Debt Expense	0	0	0	0
64150	Association Fees	38	460	38	460
64200	Bank Charges	10	120	10	120
64250	Licenses & Permits Expense	50	600	50	600
64300	Office Supplies	167	2,000	167	2,000
64310	Social Committee	83	1,000	83	1,000
64330	Uniforms	42	500	42	500
64350	Postage	67	800	67	800
64370	Computer Expense	133	1,600	133	1,600
64375	Credit Services	30	360	125	1,500
64400	Gasoline/Mileage	8	100	8	100
64530	Signage	10	120	10	120
Total Administrative Expenses		\$769	\$9,222	\$786	\$9,437



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General Maint. & Repair Expenses

65020	Maint. Supplies	250	3,000	83	1,000
65030	Pool Supplies & Maintenance	417	5,000	417	5,000
65035	HVAC Supplies / Maint	250	3,000	250	3,000
65045	Light Bulbs & Fixtures	125	1,500	333	4,000
65070	Irrigation Repairs	208	2,500	208	2,500
65100	Janitorial Supplies	458	5,500	333	4,000
65110	Guest Suite R&M	83	1,000	83	1,000
65205	Golf cart Maintenance	8	100	8	100
65210	Security /Camera/Access Control - Repairs	83	1,000	83	1,000
65225	Gym Equipment Repair	42	500	42	500
65230	Pool Furniture Maint	42	500	42	500
65330	R&M Fire Safety Maint.	500	6,000	500	6,000
65332	R&M Driveway	0	0	0	0
65355	R&M Generator Maint and Repair	0	0	125	1,500
65360	Building Maint. & Repairs	833	10,000	833	10,000
65361	Carpet cleaning (non Contract)	458	5,500	458	5,500
65362	Window Cleaning	521	6,250	521	6,250
65366	Landscape Extras & Irrigation Maintenance	83	1,000	83	1,000
65388	R&M Contingency	186	2,226	2,913	34,955
Total General Maint. & Repair Expenses		\$4,548	\$54,576	\$7,317	\$87,805



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Insurance:

66000	Property Insurance	9,386	112,627	9,251	111,012
66010	Insurance Deductible Expense	0	0	0	0
66011	Insurance Finance Charges	108	1,300	108	1,300
66600	Insurance Doc Stamp	23	275	23	275
Total Insurance Expense		\$9,517	\$114,202	\$9,382	\$112,587
70437	Capital Expenditures	\$833	\$10,000	833	10,000
Total Expenses Without Reserves		\$54,834	\$668,009.81	\$55,259	\$673,110
70400	Reserves	\$9,083	\$109,000	\$9,083	\$109,000
70402	Reserves Interest	\$42	\$500	42	500
Total Expenses With Reserves		\$63,959	\$777,510	\$64,384	\$782,610



River Dance Condominium Association, Inc.
Reserve Analysis
January 1, 2017 to December 31, 2017



	2012	2013	2014	2015	2016	2017	2018
Asphalt Overlay							
Domestic Water Pumps/Equip.							
Elevator Modernization							
Fencing/Lighting, Rec. Deck							
Fire Alarm System Modernization							
Fire Pump/ Equipment							
Fitness Equipment						(30,000.00)	
Flooring, Carpet (Bus. Ctr/Conf. Rm)			(222,902.00)				
Flooring, Carpet (Gym)							
Flooring, Carpet (Hallways)							
Flooring, Carpet (Lobby)							
Flooring, Carpet (Office)							
Flooring, Carpet (Social Room)							
Flooring, Carpet (Theatre)							
Flooring, Tile (Amenity Hall)		(243,000.00)	0.00	(8,000.00)			
Flooring, Tile (Halls/ Elev. Foyers)			0.00				
Flooring, Tile (Service Elev. Foyers)							
Furnishings/Finishes, Bus. Cntr/Conf.							
Furnishings/Finishes, Fitness Rm							
Furnishings/Finishes, Guest Suites							(12,958.00)
Furnishings/Finishes, Halls						(59,320.00)	
Furnishings/Finishes, Lobby					(2,837.41)	(5,000.00)	
Furnishings/Finishes, Office						(2,000.00)	
Furnishings/Finishes, Social Room						(20,080.00)	
Furnishings/Finishes, Theatre							
Garage Membrane							
HVAC Split Systems, Common				(12,150.00)			
Paint Stairwells							
Paint/Waterproof Bldg/Gar Ext.							
Pool & Spa Deck Fencing							
Pool & Spa Interiors						(14,800.00)	
Putting Green Restoration							
Railings/Handrails							
Renovation, Kitchen							
Renovation, Restrooms (1st Floor)							
Roofing, Flat							
Roofing, Pitched							
Traffic Coating, Rec. Deck (1)							
Traffic Coating, Rec. Deck (2)							
2016 Building Renovations project:							
Paint					(98,208.00)		
Flooring: Carpet, tile					(165,858.00)		
Social Room: Design, furnishings, video, billiards etc					(34,895.79)		
Beginning Balance	212,293.00	308,801.83	158,556.80	27,970.90	317,380.32	125,081.12	105,382.74
Total Expenditures	0.00	(243,000.00)	(222,902.00)	(20,150.00)	(301,799.20)	(131,200.00)	(12,958.00)
Annual Interest at 2%	4,245.86	492.00	53.13	559.42	500.00	2,501.62	2,107.65
Annual Contribution	92,262.97	92,262.97	92,262.97	309,000.00	109,000.00	109,000.00	109,000.00



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Reserve Analysis
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	2012	2013	2014	2015	2016	2017	2018
Ending Balance	308,801.83	158,556.80	27,970.90	317,380.32	125,081.12	105,382.74	203,532.40



January 1, 2017 to December 31, 2017
Maintenance Fee Schedule
 River Dance Condominium Association, Inc.
General Common Element

Unit Type	Quantity	Unit % Share	Total % Share	Unit Quaterly Fee W/O Reserves	Unit Annual Fee W/O Reserves	Unit Quaterly Fee With Reserves	Unit Annual Fee With Reserves	Total Annual W/O Reserves	Total Annual Fee With Reserves
Unit Type 1	115	0.008696	100.00%	1,263.04	5,052.17	1,500.00	6,000.00	581,000	690,000
Totals	<u>115</u>		<u>100.000%</u>					<u>581,000</u>	<u>690,000</u>