

Emerald Building Owners Association
For the Period Ending December 31, 2009

<u>Current Month</u>					<u>Year to Date</u>					
<u>Actual</u>	<u>Budget</u>	<u>Prior Year</u>	<u>Variance From Bud</u>	<u>Variance From Pr Yr</u>		<u>Actual</u>	<u>Budget</u>	<u>Prior Year</u>	<u>Variance From Bud</u>	<u>Variance From Pr Yr</u>
11,050.01	11,050.00	10,750.02	0.01	299.99	Revenues	132,603.12	132,600.00	129,000.24	3.12	3,602.88
2,342.99	2,343.00	2,606.00	(0.01)	(263.01)	Association Dues Assessment	28,115.88	28,116.00	31,272.00	(0.12)	(3,156.12)
13,393.00	13,393.00	13,356.02	-	36.98	Association Reserves	160,719.00	160,716.00	160,272.24	3.00	446.76
-	-	-	-	-	Total Monthly Dues & Reserve Asses	-	3,000.00	2,720.37	-	(2,720.37)
118.55	300.00	235.23	(181.45)	(116.68)	Natural Gas Refund	1,727.50	3,600.00	2,889.63	1,525.29	(1,162.13)
100.00	-	-	100.00	100.00	Interest Income	1,749.91	-	226.42	1,655.05	1,523.49
57.13	-	-	57.13	57.13	Late Fee/Finance Charges	57.13	-	-	57.13	57.13
					Special Assessment					
13,668.68	13,693.00	13,591.25	(24.32)	77.43	Revenues Available For Expenses	164,253.54	167,316.00	166,108.66	(3,062.46)	(1,855.12)
					Expenses					
2.00	2.00	2.00	-	-	Bank Charges	61.01	24.00	23.90	37.01	37.11
1,366.75	1,350.00	1,313.40	16.75	53.35	Management/Accounting Fee	14,996.85	14,950.00	15,051.85	46.85	(55.00)
204.00	408.00	408.00	(204.00)	(204.00)	Cleaning	4,768.00	4,896.00	4,935.97	(128.00)	(167.97)
-	-	-	-	-	Window & Awning Cleaning	1,585.00	1,800.00	1,625.00	(215.00)	(40.00)
-	-	-	-	-	Office Supplies & Expense	-	150.00	104.47	(150.00)	(104.47)
-	-	-	-	-	Accounting-Legal	425.00	460.00	1,516.00	(35.00)	(1,091.00)
2,453.85	850.00	3,161.60	1,603.85	(707.75)	Insurance cost	10,152.00	10,200.00	12,242.60	(48.00)	(2,090.60)
119.75	122.00	119.15	(2.25)	0.60	Telephone Lines	1,433.01	1,464.00	1,429.74	(30.99)	3.27
3,123.14	3,335.00	3,123.14	(211.86)	-	Riverwalk Assessments	37,477.68	37,689.54	35,842.64	(211.86)	1,635.04
399.00	120.00	-	279.00	399.00	Alarm Monitoring	798.00	480.00	435.00	318.00	363.00
235.96	-	-	235.96	235.96	Fire & Safety Inspect	4,169.07	3,662.00	1,548.88	507.07	2,620.19
80.00	270.00	280.81	(190.00)	(200.81)	Maint & Repair Interior	3,765.95	3,150.00	6,217.98	615.95	(2,452.03)
15.66	125.00	2,758.97	(109.34)	(2,743.31)	Main & Repair Exterior	4,560.80	1,500.00	15,060.76	3,060.80	(10,499.96)
170.00	-	-	170.00	170.00	Elevator Repair & Maintenance	3,163.01	2,400.00	3,046.80	763.01	116.21
1,045.50	225.00	-	820.50	1,045.50	Mechanical Systems	1,490.50	2,700.00	1,334.75	(1,209.50)	155.75
516.59	550.00	577.68	(33.41)	(61.09)	Electric	5,712.85	6,600.00	6,300.08	(887.15)	(587.23)
2,559.35	3,990.00	3,722.06	(1,430.65)	(1,162.71)	Natural Gas	23,635.30	35,805.00	34,117.98	(12,169.70)	(10,482.68)
238.70	330.00	269.32	(91.30)	(30.62)	Water & Sewer Residential	3,034.37	3,945.00	4,033.87	(910.63)	(999.50)
235.01	280.00	256.08	(44.99)	(21.07)	Water & Sewer Commercial	3,452.71	3,400.00	3,263.86	52.71	188.85
-	-	-	-	-	Federal & State Withholding	335.00	-	-	335.00	335.00
11,291.49	2,343.00	-	8,948.49	11,291.49	Replacement Reserve	39,407.49	28,116.00	31,272.00	11,291.49	8,135.49
-	-	-	-	-	Reserve Study	-	-	-	-	-
24,056.75	14,300.00	15,992.21	9,756.75	8,064.54	Total Expenses	164,423.60	163,391.54	179,404.13	1,032.06	(14,980.53)
(10,388.07)	(607.00)	(2,400.96)	(9,781.07)	(7,987.11)	Funds Available after Expenses	(170.06)	3,924.46	(13,295.47)	(4,094.52)	13,125.41