

Riverwalk Opal Building
 Budget FY 2009
 Total Square Footage
 Commercial 15,039 - Residential 30,823

Association Monthly Dues Assessment	40000	\$	160,440.00
Association Monthly Reserve Assessment	41000	\$	22,368.00
Total Monthly Dues & Reserve Ass		\$	182,808.00
Storage Space Rental	43500	\$	2,400.00
Interest Income	44000	\$	2,100.00
Late Fees	44500	\$	-
Finance Charges	45000	\$	-
Other Income/Cost Reimburse Nat Gas	46000	\$	-
Revenues Available For Expenses		\$	187,308.00
Expenses			
Bank Charges	51000	\$	-
Management/Accounting Fee	60000	\$	14,950.00
Interior Cleaning (Sept has Carpet Clean)	60020	\$	8,229.70
Window & Awning Cleaning	60080	\$	1,400.00
Office Supplies & Expense	60100	\$	-
Accounting-Legal	60200	\$	460.00
Insurance cost	60300	\$	8,964.00
Telephone	60400	\$	1,424.52
Riverwalk Master Assn	60800	\$	58,340.20
Alarm Monitoring	61000	\$	525.00
Fire & Safety Inspections	61200	\$	4,045.00
Maintenance & Repair	62100	\$	6,000.00
Maintenance & Repair Exterior	62200	\$	5,400.00
Elevator Repair & Maintenance	62300	\$	2,713.60
Mechanical Systems/Basic Maintenance	62400	\$	960.00
Cooling tower water treatment	62500	\$	200.00
Furnishing Decorations	63000	\$	1,440.00
Electric	64000	\$	10,559.00
Natural Gas	64100	\$	26,200.00
Water & Sewer Res	64300	\$	7,380.00
Water & Sewer Comm	64350	\$	2,100.00
Pest Control	64400	\$	1,128.00
		\$	-
Replacement Reserve	70000	\$	22,368.00
Total Expenses			184,787.02
Funds Available after Expenses			2,520.98

Riverwalk Opal Building
Comaprison of Actual Expenses & Revnue
November and December Expenses are Estimates
Total Square Footage
Residential 15039 - Commercial 30824

		2009 Budget Vs 2008 Actuals			2009 Budget Vs 2009 Budget		
		2009 Budget	2008 Actuals	Variance	2009 Budget	2008 Budget	Variance
Association Monthly Dues Assessment	40000	\$ 160,440.00	\$ 155,999.88	4,440.12	\$ 160,440.00	\$ 156,000.00	4,440.00
Association Monthly Reserve Assessment	41000	\$ 22,368.00	\$ 21,300.24	1,067.76	\$ 22,368.00	\$ 21,300.00	1,068.00
Total Monthly Dues & Reserve Ass		\$ 182,808.00	\$ 177,300.12	5,507.88	\$ 182,808.00	\$ 177,300.00	5,508.00
Storage Space Rental	43500	\$ 2,400.00	\$ 2,400.00	0.00	\$ 2,400.00	\$ 2,400.00	0.00
Interest Income	44000	\$ 2,100.00	\$ 2,000.98	99.02	\$ 2,100.00	\$ 2,100.00	0.00
Late Fees	44500	\$ -	\$ -	0.00	\$ -	\$ -	0.00
Finance Charges	45000	\$ -	\$ -	0.00	\$ -	\$ -	0.00
Other Income/Cost Reimburse Nat Gas	46000	\$ -	\$ -	0.00	\$ -	\$ -	0.00
Revenues Available For Expenses		\$ 187,308.00	\$ 181,701.10	\$ 5,606.90	\$ 187,308.00	\$ 181,800.00	\$ 5,508.00
Expenses							
Bank Charges	51000	\$ -	\$ 24.95	(24.95)	\$ -	\$ -	0.00
Management/Accounting Fee	60000	\$ 14,950.00	\$ 15,139.68	(189.68)	\$ 14,950.00	\$ 14,400.00	550.00
Interior Cleaning (Sept has Carpet Clean)	60020	\$ 8,229.70	\$ 7,169.50	1,060.20	\$ 8,229.70	\$ 8,229.70	0.00
Window & Awning Cleaning	60080	\$ 1,400.00	\$ 1,400.00	0.00	\$ 1,400.00	\$ 1,400.00	0.00
Office Supplies & Expense	60100	\$ -	\$ 99.28	(99.28)	\$ -	\$ -	0.00
Accounting-Legal	60200	\$ 460.00	\$ 425.00	35.00	\$ 460.00	\$ 460.00	0.00
Insurance cost	60300	\$ 8,964.00	\$ 6,755.70	2,208.30	\$ 8,964.00	\$ 8,964.00	0.00
Telephone	60400	\$ 1,424.52	\$ 1,421.46	3.06	\$ 1,424.52	\$ 1,424.52	0.00
Riverwalk Master Assn	60800	\$ 58,340.20	\$ 55,188.43	3,151.77	\$ 58,340.20	\$ 55,331.52	3,008.68
Alarm Monitoring	61000	\$ 525.00	\$ 420.00	105.00	\$ 525.00	\$ 525.00	0.00
Fire & Safety Inspections	61200	\$ 4,045.00	\$ 4,904.74	(859.74)	\$ 4,045.00	\$ 4,045.00	0.00
Maintenance & Repair	62100	\$ 6,000.00	\$ 16,918.53	(10,918.53)	\$ 6,000.00	\$ 16,000.00	(10,000.00)
Maintenance & Repair Exterior	62200	\$ 5,400.00	\$ 5,350.19	49.81	\$ 5,400.00	\$ 5,400.00	0.00
Elevator Repair & Maintenance	62300	\$ 2,713.60	\$ 3,279.97	(566.37)	\$ 2,713.60	\$ 2,713.60	0.00
Mechanical Systems/Basic Maintenance	62400	\$ 960.00	\$ 4,204.00	(3,244.00)	\$ 960.00	\$ 960.00	0.00
Cooling tower water treatment	62500	\$ 200.00	\$ 220.00	(20.00)	\$ 200.00	\$ 200.00	0.00
Furnishing Decorations	63000	\$ 1,440.00	\$ 178.70	1,261.30	\$ 1,440.00	\$ 1,440.00	0.00
Electric	64000	\$ 10,559.00	\$ 11,596.29	(1,037.29)	\$ 10,559.00	\$ 10,559.00	0.00
Natural Gas	64100	\$ 26,200.00	\$ 20,397.78	5,802.22	\$ 26,200.00	\$ 15,300.00	10,900.00
Water & Sewer Res	64300	\$ 7,380.00	\$ 7,261.10	118.90	\$ 7,380.00	\$ 8,640.00	(1,260.00)
Water & Sewer Comm	64350	\$ 2,100.00	\$ 1,889.99	210.01	\$ 2,100.00	\$ 1,309.00	791.00
Pest Control	64400	\$ 1,128.00	\$ 1,195.31	(67.31)	\$ 1,128.00	\$ 1,128.00	0.00
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Replacement Reserve	70000	\$ 22,368.00	\$ 21,300.24	1,067.76	\$ 22,368.00	\$ 21,300.00	1,068.00
Total Expenses		\$ 184,787.02	\$ 186,978.74	\$ (2,191.72)	\$ 184,787.02	\$ 179,729.34	\$ 5,057.68
Funds Available after Expenses		2,520.98	(5,277.64)	7,798.62	2,520.98	2,070.66	450.32

Opal Common Assessments By Unit

Voting Shares

For Fiscal Year 2009

Sqft Residential 30823 -Sqft Commercial 15039

Unit	FY 2009 Annual dues					FY 2009			FY 2008			% Increase
	Ownership	Cost	Annual Common Assessment			Monthly Common Assessment			Monthly Common Assessment			
Number	Interest	Sqft	Operating	Reserve	Total	Operating	Reserve	Total	Operating	Reserve	Total	
G-001 -	5.7251%		3,577.28	512.24	4,089.52	298.11	42.69	340.79	284.97	40.65	325.61	4.66%
G-002 -	7.6069%		4,753.09	680.60	5,433.69	396.09	56.72	452.81	378.63	54.01	432.64	4.66%
G-003 -	9.3557%		5,845.80	837.07	6,682.87	487.15	69.76	556.91	465.67	66.43	532.10	4.66%
C-101 -	8.2386%		5,147.79	737.12	5,884.91	428.98	61.43	490.41	410.07	58.49	468.57	4.66%
C-102 -	7.5869%		4,740.62	678.82	5,419.44	395.05	56.57	451.62	377.64	53.87	431.50	4.66%
C-103 -	8.1987%		5,122.87	733.55	5,856.42	426.91	61.13	488.04	408.09	58.21	466.30	4.66%
C-104 -	5.6919%		3,556.51	509.26	4,065.77	296.38	42.44	338.81	283.31	40.41	323.72	4.66%
C-105 -	7.4540%		4,657.53	666.92	5,324.45	388.13	55.58	443.70	371.02	52.92	423.94	4.66%
C-106E -	5.2397%		3,273.98	468.81	3,742.79	272.83	39.07	311.90	260.80	37.20	298.01	4.66%
C-106W -	5.8049%		3,627.14	519.38	4,146.52	302.26	43.28	345.54	288.94	41.22	330.15	4.66%
C-107 -	5.0003%		3,124.41	447.39	3,571.80	260.37	37.28	297.65	248.89	35.50	284.39	4.66%
O-204 -	6.2371%		3,897.20	558.05	4,455.25	324.77	46.50	371.27	310.45	44.28	354.73	4.66%
O-205 -	7.3010%		4,561.97	653.24	5,215.21	380.16	54.44	434.60	363.40	51.84	415.24	4.66%
O-206 -	10.5592%		6,597.82	944.75	7,542.57	549.82	78.73	628.55	525.58	74.97	600.55	4.66%
Totals Comm	100.0000%	4.75	62,484.01	8,947.20	71,431.21	5,207.00	745.60	5,952.60	4,977.45	710.00	5,687.45	4.66%
R-201 -	8.6169%		8,440.81	1,156.46	9,597.27	703.40	96.37	799.77	691.30	91.77	783.07	2.13%
R-202 -	6.1156%		5,990.56	820.76	6,811.32	499.21	68.40	567.61	490.62	65.13	555.76	2.13%
R-203 -	8.5715%		8,396.32	1,150.37	9,546.69	699.69	95.86	795.56	687.65	91.29	778.94	2.13%
R-301 -	8.7792%		8,599.71	1,178.23	9,777.94	716.64	98.19	814.83	704.31	93.50	797.81	2.13%
R-302 -	6.2129%		6,085.90	833.82	6,919.72	507.16	69.49	576.64	498.43	66.17	564.60	2.13%
R-303 -	8.6721%		8,494.84	1,163.86	9,658.70	707.90	96.99	804.89	695.72	92.36	788.08	2.13%
R-304 -	4.1949%		4,109.18	562.99	4,672.17	342.43	46.92	389.35	336.54	44.68	381.22	2.13%
R-305 -	4.2858%		4,198.16	575.18	4,773.34	349.85	47.93	397.78	343.83	45.64	389.47	2.13%
R-306 -	6.2194%		6,092.26	834.69	6,926.95	507.69	69.56	577.25	498.95	66.24	565.19	2.13%
R-401 -	8.7792%		8,599.71	1,178.23	9,777.94	716.64	98.19	814.83	704.31	93.50	797.81	2.13%
R-402 -	6.2194%		6,092.26	834.69	6,926.95	507.69	69.56	577.25	498.95	66.24	565.19	2.13%
R-403 -	8.6397%		8,463.06	1,159.51	9,622.57	705.26	96.63	801.88	693.12	92.01	785.13	2.13%
R-404 -	4.1949%		4,109.18	562.99	4,672.17	342.43	46.92	389.35	336.54	44.68	381.22	2.13%
R-405 -	4.2858%		4,198.16	575.18	4,773.34	349.85	47.93	397.78	343.83	45.64	389.47	2.13%
R-406 -	6.2129%		6,085.90	833.82	6,919.72	507.16	69.49	576.64	498.43	66.17	564.60	2.13%
Totals Resid	100.0000%	3.61	97,956.01	13,420.78	111,376.79	8,163.00	1,118.40	9,281.40	8,022.55	1,065.00	9,087.55	2.13%