

Riverwalk Opal Building
Comaprison of Actual Expenses & Revnue
November and December are a mixture of 2008 and 2009 expense numbers
Total Square Footage
Residential 15039 - Commercial 30824

		2010 Budget Vs 2009 Actuals			2010 Budget Vs 2009 Budget		
		2010 Budget	2009 Actuals	Variance	2010 Budget	2009 Budget	Variance
Association Monthly Dues Assessment	40000	\$ 161,640.00	\$ 160,465.12	1,174.88	\$ 161,640.00	\$ 160,440.00	1,200.00
Association Monthly Reserve Assessment	41000	\$ 23,484.00	\$ 22,368.60	1,115.40	\$ 23,484.00	\$ 22,368.00	1,116.00
Total Monthly Dues & Reserve Ass		\$ 185,124.00	\$ 182,833.72	2,290.28	\$ 185,124.00	\$ 182,808.00	2,316.00
Storage Space Rental	43500	\$ 1,200.00	\$ 1,300.00	(100.00)	\$ 1,200.00	\$ 2,400.00	(1,200.00)
Interest Income	44000	\$ 1,020.00	\$ 1,034.73	(14.73)	\$ 1,020.00	\$ 2,100.00	(1,080.00)
Late Fees	44500	\$ -	\$ 125.00	(125.00)	\$ -	\$ -	0.00
Finance Charges	45000	\$ -	\$ 50.12	(50.12)	\$ -	\$ -	0.00
Other Income/Cost Reimburse Nat Gas	46000	\$ -	\$ 0.90	(0.90)	\$ -	\$ -	0.00
Revenues Available For Expenses		\$ 187,344.00	\$ 185,344.47	\$ 1,999.53	\$ 187,344.00	\$ 187,308.00	\$ 36.00
Expenses							
Bank Charges	51000	\$ -	\$ 0.87	(0.87)	\$ -	\$ -	0.00
Management/Accounting Fee	60000	\$ 14,950.00	\$ 15,025.20	(75.20)	\$ 14,950.00	\$ 14,950.00	0.00
Interior Cleaning (Sept has Carpet Clean)	60020	\$ 8,229.70	\$ 7,416.70	813.00	\$ 8,229.70	\$ 8,229.70	0.00
Window & Awning Cleaning	60080	\$ 1,400.00	\$ 1,320.00	80.00	\$ 1,400.00	\$ 1,400.00	0.00
Office Supplies & Expense	60100	\$ 100.00	\$ -	100.00	\$ 100.00	\$ -	100.00
Accounting-Legal	60200	\$ 460.00	\$ 425.00	35.00	\$ 460.00	\$ 460.00	0.00
Insurance cost	60300	\$ 8,964.00	\$ 4,724.40	4,239.60	\$ 8,964.00	\$ 8,964.00	0.00
Telephone	60400	\$ 1,424.52	\$ 1,422.98	1.54	\$ 1,424.52	\$ 1,424.52	0.00
Riverwalk Master Assn	60800	\$ 58,340.20	\$ 58,096.56	243.64	\$ 58,340.20	\$ 58,340.20	0.00
Alarm Monitoring	61000	\$ 525.00	\$ 399.00	126.00	\$ 525.00	\$ 525.00	0.00
Fire & Safety Inspections	61200	\$ 4,045.00	\$ 3,775.03	269.97	\$ 4,045.00	\$ 4,045.00	0.00
Maintenance & Repair	62100	\$ 6,000.00	\$ 5,761.54	238.46	\$ 6,000.00	\$ 6,000.00	0.00
Maintenance & Repair Exterior	62200	\$ 5,400.00	\$ 4,991.90	408.10	\$ 5,400.00	\$ 5,400.00	0.00
Elevator Repair & Maintenance	62300	\$ 3,140.00	\$ 1,807.02	1,332.98	\$ 3,140.00	\$ 2,938.04	201.96
Mechanical Systems/Basic Maintenance	62400	\$ 960.00	\$ 4,102.02	(3,142.02)	\$ 960.00	\$ 960.00	0.00
Cooling tower water treatment	62500	\$ 500.00	\$ 487.94	12.06	\$ 500.00	\$ 200.00	300.00
Furnishing Decorations	63000	\$ 720.00	\$ 476.65	243.35	\$ 720.00	\$ 1,440.00	(720.00)
Electric	64000	\$ 10,559.00	\$ 10,725.15	(166.15)	\$ 10,559.00	\$ 10,559.00	0.00
Natural Gas	64100	\$ 26,200.00	\$ 22,363.60	3,836.40	\$ 26,200.00	\$ 26,200.00	0.00
Water & Sewer Res	64300	\$ 8,220.00	\$ 8,207.29	12.71	\$ 8,220.00	\$ 7,380.00	840.00
Water & Sewer Comm	64350	\$ 1,440.00	\$ 1,375.74	64.26	\$ 1,440.00	\$ 2,100.00	(660.00)
Pest Control	64400	\$ 1,152.00	\$ 1,340.29	(188.29)	\$ 1,152.00	\$ 1,128.00	24.00
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Replacement Reserve	70000	\$ 23,484.00	\$ 22,368.30	1,115.70	\$ 23,484.00	\$ 22,368.00	1,116.00
Total Expenses		\$ 186,213.42	\$ 177,042.18	\$ 9,171.24	\$ 186,213.42	\$ 185,011.46	\$ 1,201.96
Funds Available after Expenses		1,130.58	8,302.29	(7,171.71)	1,130.58	2,296.54	(1,165.96)

Opal Common Assessments By Unit
Voting Shares
For Fiscal Year 2010
Sqft Residential 30823 -Sqft Commercial 15039

Unit	FY 2010 Annual dues					FY 2010			FY 2009			% 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%		3,562.85	537.79	4,100.64	296.90	44.82	341.72	298.11	42.69	340.79	0.27%
G-002 -	7.6069%		4,733.92	714.56	5,448.48	394.49	59.55	454.04	396.09	56.72	452.81	0.27%
G-003 -	9.3557%		5,822.22	878.83	6,701.05	485.19	73.24	558.42	487.15	69.76	556.91	0.27%
C-101 -	8.2386%		5,127.03	773.90	5,900.93	427.25	64.49	491.74	428.98	61.43	490.41	0.27%
C-102 -	7.5869%		4,721.50	712.69	5,434.19	393.46	59.39	452.85	395.05	56.57	451.62	0.27%
C-103 -	8.1987%		5,102.20	770.15	5,872.35	425.18	64.18	489.36	426.91	61.13	488.04	0.27%
C-104 -	5.6919%		3,542.16	534.67	4,076.83	295.18	44.56	339.74	296.38	42.44	338.81	0.27%
C-105 -	7.4540%		4,638.74	700.19	5,338.93	386.56	58.35	444.91	388.13	55.58	443.70	0.27%
C-106E -	5.2397%		3,260.78	492.20	3,752.98	271.73	41.02	312.75	272.83	39.07	311.90	0.27%
C-106W -	5.8049%		3,612.51	545.29	4,157.80	301.04	45.44	346.48	302.26	43.28	345.54	0.27%
C-107 -	5.0003%		3,111.81	469.71	3,581.52	259.32	39.14	298.46	260.37	37.28	297.65	0.27%
O-204 -	6.2371%		3,881.48	585.89	4,467.37	323.46	48.82	372.28	324.77	46.50	371.27	0.27%
O-205 -	7.3010%		4,543.57	685.83	5,229.40	378.63	57.15	435.78	380.16	54.44	434.60	0.27%
O-206 -	10.5592%		6,571.21	991.89	7,563.10	547.60	82.66	630.26	549.82	78.73	628.55	0.27%
Totals Comm	100.0000%	4.76	62,231.98	9,393.59	71,625.57	5,186.00	782.80	5,968.80	5,207.00	745.60	5,952.60	0.27%
R-201 -	8.6169%		8,565.93	1,214.16	9,780.09	713.83	101.18	815.01	691.30	91.77	783.07	4.08%
R-202 -	6.1156%		6,079.36	861.71	6,941.07	506.61	71.81	578.42	490.62	65.13	555.76	4.08%
R-203 -	8.5715%		8,520.78	1,207.76	9,728.54	710.07	100.65	810.71	687.65	91.29	778.94	4.08%
R-301 -	8.7792%		8,727.19	1,237.02	9,964.21	727.27	103.09	830.35	704.31	93.50	797.81	4.08%
R-302 -	6.2129%		6,176.11	875.42	7,051.53	514.68	72.95	587.63	498.43	66.17	564.60	4.08%
R-303 -	8.6721%		8,620.76	1,221.93	9,842.69	718.40	101.83	820.22	695.72	92.36	788.08	4.08%
R-304 -	4.1949%		4,170.09	591.08	4,761.17	347.51	49.26	396.76	336.54	44.68	381.22	4.08%
R-305 -	4.2858%		4,260.39	603.88	4,864.27	355.03	50.32	405.36	343.83	45.64	389.47	4.08%
R-306 -	6.2194%		6,182.56	876.34	7,058.90	515.21	73.03	588.24	498.95	66.24	565.19	4.08%
R-401 -	8.7792%		8,727.19	1,237.02	9,964.21	727.27	103.09	830.35	704.31	93.50	797.81	4.08%
R-402 -	6.2194%		6,182.56	876.34	7,058.90	515.21	73.03	588.24	498.95	66.24	565.19	4.08%
R-403 -	8.6397%		8,588.51	1,217.36	9,805.87	715.71	101.45	817.16	693.12	92.01	785.13	4.08%
R-404 -	4.1949%		4,170.09	591.08	4,761.17	347.51	49.26	396.76	336.54	44.68	381.22	4.08%
R-405 -	4.2858%		4,260.39	603.88	4,864.27	355.03	50.32	405.36	343.83	45.64	389.47	4.08%
R-406 -	6.2129%		6,176.11	875.42	7,051.53	514.68	72.95	587.63	498.43	66.17	564.60	4.08%
Total Res	100.0000%	3.68	99,408.02	14,090.40	113,498.42	8,284.00	1,174.20	9,458.20	8,022.55	1,065.00	9,087.55	4.08%

Riverwalk Opal Building
 Budget FY 2010
 Total Square Footage
 Commercial 15,039 - Residential 30,823

Association Monthly Dues Assessment	40000	\$	161,640.00
Association Monthly Reserve Assessment	41000	\$	23,484.00
Total Monthly Dues & Reserve Ass		\$	185,124.00
Storage Space Rental	43500	\$	1,200.00
Interest Income	44000	\$	1,020.00
Late Fees	44500	\$	-
Finance Charges	45000	\$	-
Other Income/Cost Reimburse Nat Gas	46000	\$	-
Revenues Available For Expenses		\$	187,344.00
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	\$	100.00
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	\$	3,140.00
Mechanical Systems/Basic Maintenance	62400	\$	960.00
Cooling tower water treatment	62500	\$	500.00
Furnishing Decorations	63000	\$	720.00
Electric	64000	\$	10,559.00
Natural Gas	64100	\$	26,200.00
Water & Sewer Res	64300	\$	8,220.00
Water & Sewer Comm	64350	\$	1,440.00
Pest Control	64400	\$	1,152.00
Replacement Reserve	70000	\$	23,484.00
Total Expenses			186,213.42
Funds Available after Expenses			1,130.58

Budget
Riverwalk Opal Building
Operating Budget Fiscal Year 2010

Account Number	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Association Monthly Dues Assessment	40000	\$ 13,470.00	\$ 13,470.00	\$ 13,470.00	\$ 13,470.00	\$ 13,470.00	\$ 13,470.00	\$ 13,470.00	\$ 13,470.00	\$ 13,470.00	\$ 13,470.00	\$ 13,470.00	\$ 161,640.00
Association Monthly Reserve Assessment	41000	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 23,484.00
Total Monthly Dues & Reserve Ass		\$ 15,427.00	\$ 15,427.00	\$ 15,427.00	\$ 15,427.00	\$ 15,427.00	\$ 15,427.00	\$ 15,427.00	\$ 15,427.00	\$ 15,427.00	\$ 15,427.00	\$ 15,427.00	\$ 185,124.00
Storage Space Rental	43500	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,200.00
Interest Income	44000	\$ 85.00	\$ 85.00	\$ 85.00	\$ 85.00	\$ 85.00	\$ 85.00	\$ 85.00	\$ 85.00	\$ 85.00	\$ 85.00	\$ 85.00	\$ 1,020.00
Late Fees	44500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Finance Charges	45000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income/Cost Reimburse Nat Gas	46000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues Available For Expenses		\$ 15,612.00	\$ 15,612.00	\$ 15,612.00	\$ 15,612.00	\$ 15,612.00	\$ 15,612.00	\$ 15,612.00	\$ 15,612.00	\$ 15,612.00	\$ 15,612.00	\$ 15,612.00	\$ 187,344.00
Expenses													
Bank Charges	51000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mgmt/Accting/Website Fee	60000	\$ 1,450.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,300.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,300.00	\$ 1,300.00	\$ 14,950.00
Interior Cleaning (May has Carpet Clean)	60020	\$ 602.70	\$ 602.70	\$ 602.70	\$ 602.70	\$ 1,600.00	\$ 602.70	\$ 602.70	\$ 602.70	\$ 602.70	\$ 602.70	\$ 602.70	\$ 8,229.70
Window & Awning Cleaning	60080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400.00
Office Supplies & Expense	60100	\$ -	\$ -	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Accounting-Legal	60200	\$ -	\$ 450.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ -	\$ 460.00
Insurance cost	60300	\$ 747.00	\$ 747.00	\$ 747.00	\$ 747.00	\$ 747.00	\$ 747.00	\$ 747.00	\$ 747.00	\$ 747.00	\$ 747.00	\$ 747.00	\$ 8,964.00
Telephone	60400	\$ 118.71	\$ 118.71	\$ 118.71	\$ 118.71	\$ 118.71	\$ 118.71	\$ 118.71	\$ 118.71	\$ 118.71	\$ 118.71	\$ 118.71	\$ 1,424.52
Riverwalk Master Assn	60800	\$ 4,841.51	\$ 4,841.51	\$ 4,841.51	\$ 4,841.51	\$ 4,841.51	\$ 4,841.51	\$ 4,841.51	\$ 4,841.51	\$ 4,841.51	\$ 4,841.51	\$ 5,083.59	\$ 58,340.20
Alarm Monitoring	61000	\$ -	\$ 105.00	\$ -	\$ 105.00	\$ -	\$ 105.00	\$ -	\$ 105.00	\$ -	\$ 105.00	\$ -	\$ 525.00
Fire & Safety Inspections	61200	\$ -	\$ -	\$ -	\$ 60.00	\$ -	\$ 35.00	\$ 3,950.00	\$ -	\$ -	\$ -	\$ -	\$ 4,045.00
Maintenance & Repair	62100	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
Maintenance & Repair Exterior	62200	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 5,400.00
Elevator Repair & Maintenance	62300	\$ -	\$ 785.00	\$ -	\$ -	\$ 785.00	\$ -	\$ 785.00	\$ -	\$ -	\$ 785.00	\$ -	\$ 3,140.00
Mechanical Systems/Basic Maintenance	62400	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 960.00
Cooling tower water treatment	62500	\$ -	\$ -	\$ -	\$ 250.00	\$ -	\$ 250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00
Furnishing Decorations	63000	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 60.00	\$ 720.00
Electric	64000	\$ 1,069.00	\$ 975.00	\$ 975.00	\$ 875.00	\$ 779.00	\$ 750.00	\$ 775.00	\$ 785.00	\$ 726.00	\$ 750.00	\$ 1,050.00	\$ 10,559.00
Natural Gas	64100	\$ 6,000.00	\$ 6,000.00	\$ 2,450.00	\$ 2,450.00	\$ 1,000.00	\$ 700.00	\$ (2,000.00)	\$ 700.00	\$ 700.00	\$ 1,500.00	\$ 6,000.00	\$ 26,200.00
Water & Sewer Res	64300	\$ 685.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 685.00	\$ 8,220.00
Water & Sewer Comm	64350	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 120.00	\$ 1,440.00
Pest Control	64400	\$ 96.00	\$ 96.00	\$ 96.00	\$ 96.00	\$ 96.00	\$ 96.00	\$ 96.00	\$ 96.00	\$ 96.00	\$ 96.00	\$ 96.00	\$ 1,152.00
Replacement Reserve	70000	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 1,957.00	\$ 23,484.00
Total Expenses		\$ 18,776.92	\$ 19,772.92	\$ 14,982.92	\$ 15,197.92	\$ 15,119.22	\$ 14,342.92	\$ 14,537.92	\$ 13,727.92	\$ 12,883.92	\$ 13,022.92	\$ 14,892.92	\$ 186,213.42
Funds Available after Expenses		\$ (3,164.92)	\$ (4,160.92)	\$ 629.08	\$ 414.08	\$ 492.78	\$ 1,269.08	\$ 1,074.08	\$ 1,884.08	\$ 2,728.08	\$ 2,589.08	\$ 719.08	\$ (3,343.00)