



Operating Budget
January 1, 2018 to December 31, 2018
115 Units

GL River Dance Condominium Association,
 Inc.

	2018 Proposed Monthly Budget	2018 Proposed Annual Budget	2017 Approved Monthly Budget	2017 Approved Annual Budget	Variance 2018-2017	9 months YTD 2017	Monthly Average	Monthly Average Annualized	
Income:									
40000	Owner's Maint. Fee Income	54,140	649,682	48,417	581,000	68,682	435,750	48,417	581,000
	Special Assessment	0							
40002	Reserve Transfer	9,083	109,000	9,083	109,000	0	81,750	9,083	109,000
40007	Reserve Interest	0	0	42	500	(500)	23	3	30
	Total Maintenance Fees With Reserves	\$63,223	\$758,682	\$57,542	\$690,500	\$68,182	\$517,523	57,503	690,030
40020	Guest Suite Income	1,333	16,000	1,292	15,500	500	11,836	1,315	15,781
43000	Screening Fees	100	1,200	100	1,200	0	2,400	267	3,200
43200	Move-in Administrative fees	83	1,000	83	1,000	0	1,400	156	1,867
44000	Late Fee Income	8	100	25	300	(200)	120	13	160
44100	NSF Fees	13	160	13	160	0	0	0	0
44500	Keys, Locks & Lock-out Fees	125	1,500	146	1,750	(250)	1,650	183	2,200
45000	Misc Income	433	5,200	433	5,200	0	4,808	534	6,411
45100	Easement Income	475	5,700	492	5,900	(200)	5,654	628	7,539
45110	Lake Care Management Income	375	4,500	375	4,500	0	3,303	367	4,405
45200	558 Income	0	0	0	0	0	150	17	200
46000	Interest Income	100	1,200	125	1,500	(300)	1,255	139	1,673
49000	Prior Year Surplus Carryforward	0	0	4,167	50,000	(50,000)	37,500	4,167	50,000
	Total Income	\$66,270	\$795,242	\$64,792	\$777,510	\$17,732	\$587,599	65,289	783,465



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Expenses:

Payroll & Related Expense

60000	Management Salary Expenses	5,758	69,092	5,401	64,815	4,278	49,694		0
60001	Maintenance Staff	6,874	82,486	6,488	77,856	4,631	58,255		0
60002	Housekeeping Staff	5,800	69,606	5,596	67,153	2,453	40,837		0
60004	Medical Benefits	1,808	21,692	1,596	19,152	2,540	13,518		0
Total Labor		\$20,240	\$242,876	\$19,081	\$228,975	\$13,901	\$162,303	\$18,034	\$216,405

Utilities:

62000	Electric	5,083	61,000	5,000	60,000	1,000	45,051	5,006	60,068
62100	Water & Sewer	4,450	53,400	4,208	50,500	2,900	37,688	4,188	50,250
62300	Gas Utilities	625	7,500	548	6,575	925	4,600	511	6,134
62400	Trash Removal/Recycling	1,827	21,925	1,750	21,000	925	15,660	1,740	20,880
62500	Telephone	695	8,340	829	9,950	(1,610)	6,895	766	9,193
62550	Cable	2,336	28,035	2,223	26,675	1,360	20,028	2,225	26,705
Total Utilities		\$15,017	\$180,200	\$14,558	\$174,700	\$5,500	\$129,923	14,436	173,230

Management & Professional Fees

63000	Management Fees	2,000	24,000	2,000	24,000	0	18,000	2,000	24,000
63100	Legal Expense	83	1,000	83	1,000	0	599	67	799
63200	Accounting Expense	333	4,000	333	4,000	0	3,000	333	4,000
63400	Other Professional	83	1,000	83	1,000	0	0	0	0
Total Management & Professional Fees		\$2,500	\$30,000	\$2,500	\$30,000	\$0	\$21,599	2,400	28,799



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Contracts:

63500	Landscaping	1,489	17,868	1,489	17,868	0	13,401	1,489	17,868
63505	Live Plants Contract	210	2,520	209	2,505	15	1,887	210	2,517
63510	Lakes/Canals/Preserves	150	1,800	150	1,800	0	1,190	132	1,587
63520	Pool	300	3,600	300	3,600	0	2,700	300	3,600
63528	Trash Compactor	383	4,600	383	4,600	0	3,434	382	4,579
63530	Exterminating	200	2,400	200	2,400	0	1,800	200	2,400
63550	Burglar Alarm Monitoring	27	320	27	320	0	240	27	320
63551	Entry Monitoring	55	655	55	655	0	490	54	654
63570	Elevator	1,082	12,980	1,049	12,587	393	9,734	1,082	12,979
Total Contracts		\$3,895	\$46,743	\$3,861	\$46,335	\$408	\$34,878	3,875	46,504

Administrative & General:

64000	Administrative & General	83	1,000	125	1,500	(500)	36	4	48
64010	Annual Corporate Report	5	62	5	62	0	61	7	82
	Bad Debt	0	0	0	0	0	0	0	0
64150	Association Fees	38	460	38	460	0	345	38	460
64200	Bank Charges	10	120	10	120	0	0	0	0
64250	Licenses & Permits Expense	50	600	50	600	0	600	67	800
64300	Office Supplies	167	2,000	167	2,000	0	387	43	515
64310	Social Committee	83	1,000	83	1,000	0	1,000	111	1,333
64330	Uniforms	42	500	42	500	0	0	0	0
64350	Postage	67	800	67	800	0	70	8	93
64370	Computer Expense	133	1,600	133	1,600	0	860	96	1,146
64375	Credit Services	30	360	30	360	0	720	80	960
64400	Gasoline/Mileage	8	100	8	100	0	0	0	0
64530	Signage	10	120	10	120	0	48	5	64
Total Administrative Expenses		\$727	\$8,722	\$769	\$9,222	(\$500)	\$4,126	458	5,501



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General Maint. & Repair Expenses									
65020	Maint. Supplies	250	3,000	250	3,000	0	1,620	180	2,160
65030	Pool Supplies & Maintenance	417	5,000	417	5,000	0	6,267	696	8,356
65035	HVAC Supplies / Maint	250	3,000	250	3,000	0	201	22	268
65045	Light Bulbs & Fixtures	250	3,000	125	1,500	1,500	2,927	325	3,903
65070	Irrigation Repairs	208	2,500	208	2,500	0	2,284	254	3,045
65100	Janitorial Supplies	458	5,500	458	5,500	0	2,256	251	3,008
65110	Guest Suite R&M	83	1,000	83	1,000	0	489	54	652
65205	Golf cart Maintenance	8	100	8	100	0	0	0	0
65210	Security/Camera/Access Control - Repairs	83	1,000	83	1,000	0	621	69	828
65225	Gym Equipment Repair	42	500	42	500	0	22	2	30
65230	Pool Furniture Maint	42	500	42	500	0	1,761	196	2,348
65330	R&M Fire Safety Maint.	500	6,000	500	6,000	0	2,692	299	3,589
65360	Building Maint. & Repairs	833	10,000	833	10,000	0	4,462	496	5,950
65361	Carpet cleaning (non Contract)	458	5,500	458	5,500	0	590	66	787
65362	Window Cleaning	521	6,250	521	6,250	0	0	0	0
65366	Landscape Extras & Irrigation Maintenance	83	1,000	83	1,000	0	686	76	915
65376	R&M Hurricane	0	0	0	0	0	675	75	900
65388	R&M Contingency	417	5,000	186	2,226	2,774	21,762	2,418	29,017
Total General Maint. & Repair Expenses		\$4,904	\$58,850	\$4,548	\$54,576	\$4,274	\$49,318	5,480	65,757



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	Insurance:								
66000	Property Insurance	9,773	117,275	9,386	112,627	4,649	82,683	9,187	110,244
66011	Insurance Finance Charges	108	1,300	108	1,300	0	648	72	863
66600	Insurance Doc Stamp	23	275	23	275	0	0	0	0
	Total Insurance Expense	\$9,904	\$118,850	\$9,517	\$114,202	\$4,649	\$83,330	9,259	111,107
70437	Capital Expenditures	\$0	\$0	\$833	\$10,000	(\$10,000)	\$0	0	0
	Total Expenses Without Reserves	\$57,187	\$686,242	\$55,667	\$668,010	\$18,232	\$485,477	53,942	647,302
70400	Reserves	\$9,083	\$109,000	\$9,083	\$109,000	\$0	\$81,750	9,083	109,000
70402	Reserves Interest	\$0	\$0	\$42	\$500	(\$500)	\$23	3	30
	Total Expenses With Reserves	\$66,270	\$795,242	\$64,792	\$777,510	\$17,732	\$567,250	63,028	756,333