



Operating Budget
January 1, 2019 to December 31, 2019
115 Units

GL **River Dance Condominium Association, Inc.**

	2019 Proposed Monthly Budget	2019 Proposed Annual Budget	2018 Approved Monthly Budget	2018 Approved Annual Budget	Variance 2019-2018	9 months YTD 2018	Monthly Average	Monthly Average Annualized	
Income:									
40000	Owner's Maint. Fee Income	48,417	581,000	48,417	581,000	0	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	0	0	0	269	30	358
	Total Maintenance Fees With Reserves	\$57,500	\$690,000	\$57,500	\$690,000	\$0	\$517,769	57,530	690,358
40020	Guest Suite Income	1,333	16,000	1,333	16,000	0	13,185	1,465	17,580
43000	Screening Fees	267	3,200	267	3,200	0	900	100	1,200
43200	Move-in Administrative fees	83	1,000	83	1,000	0	200	22	267
43300	Damages charged to Resident	0	0	0	0	0	186	21	248
44000	Late Fee Income	8	100	8	100	0	180	20	240
44100	NSF Fees	13	160	13	160	0	0	0	0
44500	Keys, Locks & Lock-out Fees	125	1,500	125	1,500	0	1,175	131	1,567
45000	Misc Income	542	6,500	542	6,500	0	4,955	551	6,606
45100	Easement Income	475	5,700	475	5,700	0	4,650	517	6,200
45110	Lake Care Management Income	375	4,500	375	4,500	0	4,526	503	6,035
45200	558 Income	0	0	0	0	0	1,100	122	1,467
46000	Interest Income	100	1,200	100	1,200	0	910	101	1,213
49000	Prior Year Surplus Carryforward	5,731	68,773	4,867	58,402	10,371	43,801	4,867	58,402
	Total Income	\$66,553	\$798,633	\$65,688	\$788,262	\$10,371	\$593,537	65,949	791,382



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Expenses:

Payroll & Related Expense

60000	Management Salary Expenses	6,175	74,100	5,758	69,092	5,008	46,633	5,181	62,177
60001	Maintenance Staff	7,454	89,444	6,874	82,486	6,957	60,986	6,776	81,314
60002	Housekeeping Staff	6,753	81,039	5,800	69,606	11,433	45,280	5,031	60,373
60004	Medical Benefits	1,913	22,962	1,808	21,692	1,270	13,562	1,507	18,083
Total Labor		\$22,295	\$267,544	\$20,240	\$242,876	\$24,668	\$166,460	\$18,496	\$221,947

Utilities:

62000	Electric	5,000	60,000	5,083	61,000	(1,000)	43,976	4,886	58,634
62100	Water & Sewer	4,333	52,000	4,450	53,400	(1,400)	37,479	4,164	49,971
62300	Gas Utilities	583	7,000	625	7,500	(500)	5,057	562	6,743
62400	Trash Removal/Recycling	1,827	21,925	1,827	21,925	0	16,607	1,845	22,142
62500	Telephone	778	9,340	695	8,340	1,000	7,056	784	9,408
62550	Cable	2,586	31,035	2,336	28,035	3,000	21,020	2,336	28,027
Total Utilities		\$15,108	\$181,300	\$15,017	\$180,200	\$1,100	\$131,195	14,577	174,926

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	688	76	917
63200	Accounting Expense	333	4,000	333	4,000	0	3,000	333	4,000
63400	Other Professional	0	0	83	1,000	(1,000)	850	94	1,133
Total Management & Professional Fees		\$2,417	\$29,000	\$2,500	\$30,000	(\$1,000)	\$22,538	2,504	30,050



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Contracts:

63500	Landscaping	1,520	18,240	1,489	17,868	372	13,596	1,511	18,128
63505	Live Plants Contract	210	2,520	210	2,520	0	1,887	210	2,517
63510	Lakes/Canals/Preserves	150	1,800	150	1,800	0	1,240	138	1,653
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	241	27	321
63551	Entry Monitoring	55	655	55	655	0	491	55	655
63570	Elevator	1,125	13,500	1,125	13,500	0	10,091	1,121	13,455
Total Contracts		\$3,970	\$47,635	\$3,939	\$47,263	\$372	\$35,480	3,942	47,307

Administrative & General:

64000	Administrative & General	83	1,000	125	1,000	0	35	4	47
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	2,111	235	2,815
64310	Social Committee	83	1,000	83	1,000	0	1,000	111	1,333
64330	Uniforms	42	500	42	500	0	299	33	398
64350	Postage	67	800	67	800	0	117	13	156
64370	Computer Expense	133	1,600	133	1,600	0	1,292	144	1,723
64375	Credit Services	30	360	30	360	0	180	20	240
64400	Gasoline/Mileage	8	100	8	100	0	0	0	0
64530	Signage	10	120	10	120	0	350	39	466
Total Administrative Expenses		\$727	\$8,722	\$727	\$8,722	\$0	\$6,390	710	8,520



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General Maint. & Repair Expenses

65020	Maint. Supplies	250	3,000	250	3,000	0	1,163	129	1,551
65030	Pool Supplies & Maintenance	417	5,000	417	5,000	0	3,403	378	4,537
65035	HVAC Supplies / Maint	250	3,000	250	3,000	0	1,547	172	2,063
65045	Light Bulbs & Fixtures	42	500	42	500	0	1,379	153	1,838
65070	Irrigation Repairs	208	2,500	208	2,500	0	313	35	418
65100	Janitorial Supplies	458	5,500	458	5,500	0	4,871	541	6,494
65110	Guest Suite R&M	83	1,000	83	1,000	0	261	29	348
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	691	77	922
65225	Gym Equipment Repair	42	500	42	500	0	1,651	183	2,201
65230	Pool Furniture Maint	42	500	42	500	0	125	14	166
65330	R&M Fire Safety Maint.	500	6,000	500	6,000	0	2,913	324	3,884
65360	Building Maint. & Repairs	417	5,000	417	5,000	0	6,087	676	8,116
65361	Carpet cleaning (non Contract)	458	5,500	458	5,500	0	970	108	1,293
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	491	55	654
65376	R&M Hurricane	0	0	0	0	0	0	0	0
65388	R&M Contingency	417	5,000	417	5,000	0	1,498	166	1,997
Total General Maint. & Repair Expenses		\$4,279	\$51,350	\$4,279	\$51,350	\$0	\$27,363	3,040	36,483



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Insurance:									
66000	Property Insurance	8,673	104,082	9,773	117,275	(13,193)	79,990	8,888	106,653
66011	Insurance Finance Charges	0	0	108	1,300	(1,300)	0	0	0
66600	Insurance Doc Stamp	0	0	23	275	(275)	0	0	0
	Total Insurance Expense	\$8,673	\$104,082	\$9,904	\$118,850	(\$14,768)	\$79,990	8,888	106,653
70437	Capital Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	0	0
	Total Expenses Without Reserves	\$57,469	\$689,633	\$56,605	\$679,262	\$10,371	\$469,415	52,157	625,886
70400	Reserves	\$9,083	\$109,000	\$9,083	\$109,000	\$0	\$81,750	9,083	109,000
70402	Reserves Interest	\$0	\$0	\$0	\$0	\$0	\$269	30	358
	Total Expenses With Reserves	\$66,553	\$798,633	\$65,688	\$788,262	\$10,371	\$551,433	61,270	735,245