

RIVER ROAD TERRACE 2014 ACTUAL EXPENDITURES - 2015 BUDGET

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Income:	\$ 8,439.00	\$ 7,597.00	\$ 7,003.00	\$ 9,295.71	\$ 6,356.00	\$ 7,739.00	\$ 7,106.50	\$ 7,216.00	\$ 6,039.00	\$ 6,190.00	\$ 6,418.00	\$ 6,917.00	\$ 86,316.21
Expenses:													
Insurance	\$ 4,159.25	\$ (1,473.12)	\$ 11.50	\$ 1,717.97	\$ 1,717.97	\$ 2,052.97	\$ 1,443.96	\$ 1,443.97	\$ 1,443.98	\$ 4,350.94	\$ 1,550.51	\$ 2,950.93	\$ 21,370.83
Grounds Upkeep	\$ 343.42	\$ 693.42	\$ 343.42	\$ 343.42	\$ 463.42	\$ 383.42	\$ 678.42	\$ 388.42	\$ 383.42	\$ 388.42	\$ 383.42	\$ 343.42	\$ 5,136.04
Pool	\$ -	\$ -	\$ -	\$ 4,247.27	\$ 143.09	\$ -	\$ 80.32	\$ 45.00	\$ 45.00	\$ 52.62	\$ 45.00	\$ 45.00	\$ 4,703.30
Security Equipment	\$ 85.08	\$ -	\$ 85.08	\$ -	\$ -	\$ -	\$ 85.08	\$ -	\$ 266.08	\$ -	\$ -	\$ -	\$ 521.32
Elevators	\$ 280.93	\$ 640.93	\$ 280.93	\$ 280.93	\$ 280.93	\$ 280.93	\$ 280.93	\$ 280.93	\$ 280.93	\$ 280.93	\$ 285.14	\$ 285.14	\$ 3,739.58
Inspections/Licenses	\$ -	\$ -	\$ 180.00	\$ -	\$ -	\$ 296.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 476.00
Utilities	\$ 1,596.39	\$ 1,265.62	\$ 1,147.03	\$ 1,288.49	\$ 1,480.24	\$ 1,261.43	\$ 1,576.30	\$ 1,709.60	\$ 1,385.29	\$ 1,249.65	\$ 1,136.48	\$ 1,124.69	\$ 16,221.21
Dumpster	\$ 247.11	\$ 247.11	\$ 247.11	\$ 247.11	\$ 247.11	\$ 247.11	\$ 247.11	\$ 247.11	\$ 247.11	\$ 247.11	\$ 247.11	\$ 247.11	\$ 2,965.32
Property Management	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 630.00	\$ 7,560.00
Misc. Repair/Expense	\$ 2,292.94	\$ 1,963.10	\$ 2,321.73	\$ 740.00	\$ 203.11	\$ 2,055.00	\$ 550.00	\$ 329.68	\$ 288.81	\$ 363.25	\$ 178.58	\$ 407.00	\$ 11,693.20
On-Site Mgr	\$ 721.50	\$ 721.50	\$ 721.50	\$ 721.50	\$ 721.50	\$ 721.50	\$ 721.50	\$ 721.50	\$ 721.50	\$ 721.50	\$ 721.50	\$ 721.50	\$ 8,658.00
Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00
Entrance Upkeep	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 125.00	\$ 1,500.00
Reserves	\$ 675.00	\$ 675.00	\$ 675.00	\$ 675.00	\$ 675.00	\$ 675.00	\$ 675.00	\$ 675.00	\$ 675.00	\$ 675.00	\$ 675.00	\$ 675.00	\$ 8,100.00
Telephone	\$ 281.99	\$ 296.77	\$ 325.49	\$ 325.49	\$ 325.60	\$ 325.55	\$ 325.55	\$ 335.27	\$ 353.14	\$ 352.79	\$ 247.17	\$ 459.11	\$ 3,953.92
Accounting/Legal/Taxes	\$ -	\$ 886.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 886.00
Total	\$ 11,438.61	\$ 6,671.33	\$ 7,093.79	\$ 11,342.18	\$ 7,012.97	\$ 9,053.91	\$ 7,419.17	\$ 6,931.48	\$ 10,345.26	\$ 9,437.21	\$ 6,224.91	\$ 8,013.90	\$ 100,984.72
			2014 Budget			2014 Actual				2016 Budget			
Expenses									2014 Breakdown:				
Insurance			\$ 14,600.00			\$ 21,370.83			Association Fee Income:		\$ 86,316.21		
Grounds Upkeep			\$ 4,500.00			\$ 5,136.04							
Pool			\$ 1,392.12			\$ 4,703.30							
Security Equipment			\$ 350.00			\$ 521.32							
Elevators			\$ 3,500.00			\$ 3,739.58							
Inspections/Licenses			\$ 500.00			\$ 476.00							
Utilities			\$ 18,200.00			\$ 16,221.21							
Dumpster			\$ 3,000.00			\$ 2,965.32							
Property Management			\$ 7,560.00			\$ 7,560.00							
Misc. Repair/Expense			\$ 7,500.00			\$ 11,693.20							
On-Site Res Mgr			\$ 8,658.00			\$ 8,658.00							
Capital Improvements			\$ -			\$ 3,500.00							
Entrance Upkeep			\$ 1,500.00			\$ 1,500.00							
Reserves:			\$ 10,050.00			\$ 8,100.00							
Telephone			\$ 3,383.88			\$ 3,953.92							
Accounting/Legal/Taxes			\$ 890.00			\$ 886.00							
Total			\$ 85,584.00			\$ 100,984.72							\$ 87,907.00
Office Income			\$ (750.00)			\$ (750.00)							
			\$ 84,834.00			\$ 100,234.72							

18 - 1 Bedroom Condos @ 1.881%
 24 - 2 Bedroom Condos @ 2.756%

ASSOCIATION FEE'S FOR 2015:
 1 Bedroom : \$ 138.00/month
 2 Bedroom : \$ 202.00/month