

Budget Comparison Cash Flow (Cash)
RIVER BANK LOFTS CONDO ASSN - (RIV)
PROPOSED BUDGET

	2002 Budget	YTD ACTUAL	2001 BUDGET
INCOME			
MONTHLY ASSESSMENTS	465,352	342,525	432,000
PRIOR YEAR ASSESSMENTS	25,410		
SPECIAL ASSESSMENTS	200,000	303	0
CABLE TV FEE	23,724	19,850	23,580
PARKING ASSESSMENTS	33,120	24,430	28,800
LATE CHARGES	2,000	3,200	2,000
KEY CHARGES		100	0
REMOTE OPENER CHARGES		-184	0
INTEREST INCOME	1,000	1,934	3,000
SCAVENGER REIMBURSEMENT	7,300	0	7,300
LEGAL FEE-R/E TAX APPEAL		4,699	0
MOVING FEE	2,000	3,375	2,500
TOTAL INCOME	759,906	400,231	471,834
UTILITIES			
ELECTRICITY	54,000	45,145	48,911
GAS	9,000	9,986	5,970
WATER	10,200	10,062	8,284
TELEPHONE	1,700	1,229	2,578
TOTAL UTILITIES	74,900	66,422	65,743
INSURANCE			
CASUALTY INSURANCE	24,787	23,874	17,094
UMBRELLA LIABILITY INS.	2,184	2,087	1,519
BOILER INSURANCE	2,207	2,207	2,168
FLOOD INSURANCE	822	0	822
INSURANCE CLAIMS EXPENSE		500	0
TOTAL INSURANCE	30,000	28,668	21,603
CONTRACTUAL			
SECURITY	141,750	109,119	134,136
SECURITY WAGES		2,432	0
SECURITY - MOVES		3,179	0
UNIFORM CLEANING	350	734	0
EMPLOYEE BENEFITS		2,185	0
CABLE TV	23,724	19,769	23,500
WINDOW WASHING	4,860	1,620	4,860
PEST CONTROL	4,416	3,832	5,003
SCAVENGER	10,571	9,101	10,271
FIRE PROTECTION	500	1,025	325
SAFETY SYSTEMS	1,250	1,156	1,500

PAGER/RADIO COMMUNICATION	250	396	230
ELEVATOR	6,237	5,445	5,940
TOTAL CONTRACTUAL	193,908	159,993	185,765
MAINTENANCE			
LANDSCAPING	1,500	659	1,500
SNOW REMOVAL	1,000	700	750
ELECTRICAL SUPPLIES	1,000	619	1,500
HARDWARE & CLEANING SUPP	10,000	7,972	10,000
EQUIPMENT PURCHASE/RENTAL	200	155	0
BUILDING MAINTENANCE	75,000	73,761	70,000
EMPLOYEE BENEFITS	3,265	2,103	3,264
EQUIPMENT MAINTENANCE	2,000	0	8,000
DECK MAINTENANCE	300	0	300
AWNING CLEANING	225	0	225
TOTAL MAINTENANCE	94,490	85,969	95,539
REPAIRS			
ELECTRICAL REPAIRS	2,500	4,596	2,000
PLUMBING REPAIRS	3,500	2,224	3,500
SPRINKLER REPAIRS	2,500	2,828	0
BUILDING REPAIRS	5,000	2,436	5,000
GARAGE REPAIR	7,000	6,219	5,500
RODDING REPAIRS	2,500	2,630	2,500
HVAC REPAIR	1,500	1,634	1,500
ROOF REPAIRS	3,500	1,948	3,500
ELEVATOR REPAIRS	400	98	400
KEYS AND DOOR REPAIRS	1,500	1,965	1,500
PLASTER & DRYWALL REPAIR	1,000	290	1,000
SECURITY REPAIRS	2,500	1,780	1,500
INTERCOM REPAIRS	150	141	0
CHIMNEY SWEEP	250	128	0
EQUIPMENT REPAIRS	1,000	970	0
WHEELCHAIR LIFT	1,000	1,246	400
PAINTING & DECORATING	1,000	0	1,000
CARPET CLEANING	6,300	2,850	6,300
MISCELLANEOUS REPAIRS	13,400	0	13,400
TOTAL REPAIRS	56,500	33,982	49,000
ADMINISTRATIVE EXPENSE			
MANAGEMENT FEE	30,840	24,480	29,380
LEGAL FEES	3,500	2,775	3,500
LEGAL FEE-R/E TAX APPEAL	0	4,702	0
ACCOUNTING FEES	550	550	550
INSPECTION FEES	3,500	1,457	2,000
REAL ESTATE TAX		208	0

MISCELLANEOUS ADM. EXP.	3,200	3,078	3,000
POSTAGE	100	96	0
ASSOCIATION PARTIES	500	182	500
FLOWERS	2,400	2,658	2,600
MEETING EXPENSE	1,000	847	0
EMPLOYEE BENEFITS	551	551	0
OFFICE SUPPLIES	200	193	0
DUES & SUBSCRIPTIONS	2,447	0	2,447
BANK CHARGES	0	-18	0
TOTAL ADMINISTRATIVE	48,788	41,758	43,977
TOTAL OPERATING EXPENSES	498,586	416,792	461,627
CAPITAL PROJECTS			
CAP PROJ-CITY INSPECTION	35,000		
CAP PROJ-ENGINEERING		5,635	0
CAP PROJ-GARAGE RENOV		1,780	0
CAP PROJ-MASONRY/TUCKPT	55,000	0	25,000
TOTAL CAPITAL PROJECTS	90,000	7,415	25,000
RESERVE FUNDING			
INTEREST LEFT IN RESERVE	1,000	1,934	3,000
TRSF TO RESERVE	136,380	0	
TRSF FROM RESERVE		25,000	9,553
TOTAL RESERVE FUNDING	137,380	-23,066	-14,793