

**AUO of Riverbend on the Willamette Condominiums**  
**2015 Approved Budget - Based on 32 Units**

Acct. #	Description	Approved 2015 Budget
<b><u>INCOME</u></b>		
4001	Regular Assessments	\$ 286,880.00
	<b>Total Income</b>	<b>\$ 286,880.00</b>
<b><u>EXPENSES</u></b>		
<b>MAINTENANCE AND REPAIR SERVICE</b>		
5001	Misc./Contingency	\$ 4,000.00
5002	General Building Maintenance	\$ 33,000.00
5029	Carpet Cleaning	\$ 1,600.00
5039	Decks/Patios	\$ 500.00
5043	Doors/Locks/Gates	\$ 7,500.00
5047	Dryer Vents	\$ 2,400.00
5054	Elevator	\$ 18,000.00
5069	Fire/Security System	\$ 10,000.00
5083	Gutters/Downspouts	\$ 2,300.00
5008	Janitorial Services	\$ 41,500.00
5010	Janitorial Supplies	\$ 2,300.00
5122	Lighting	\$ 4,150.00
5139	Pest Control	\$ 500.00
5159	Roofs	\$ 1,700.00
5195	Window Cleaning	\$ 4,200.00
	<b>Total Maintenance and Repair</b>	<b>\$ 133,650.00</b>
<b>LANDSCAPING</b>		
5201	Landscape Contract Services	\$ 10,920.00
5204	Tree Replacement/Pruning	\$ 1,600.00
5213	Landscaping Miscellaneous	\$ 300.00
5093	Interior Plant Care	\$ 1,800.00
	<b>Total Landscaping</b>	<b>\$ 14,620.00</b>
<b>UTILITY</b>		
5301	Utility - Water and Sewer	\$ 37,000.00
5303	Utility - Electricity	\$ 24,380.00
5304	Utility - Trash/Recycling	\$ 6,750.00
5306	Utility - Telephone	\$ 5,250.00
	<b>Total Utilities</b>	<b>\$ 73,380.00</b>
<b>ADMIN SERVICES</b>		
5401	Management Services - Contract	\$ 17,400.00
5402	Management Services - Extra	\$ 600.00
5410	Office Supplies/Printing/Postage	\$ 600.00
5414	Compliance Violation Services	\$ 700.00
5422	Reserve Study Preparation/Update	\$ 550.00
5438	Legal/Collection Expenses	\$ 1,000.00
5446	Accounting/Tax Returns/Reviews	\$ 2,800.00
5458	Insurance	\$ 38,000.00
5462	Board/Annual Meeting Expenses	\$ 500.00
5470	Committee Expenses	\$ 1,000.00
5901	Misc/Special Projects	\$ 1,000.00
	<b>Total Admin Services</b>	<b>\$ 64,150.00</b>
	Operating Reserve Contingency	\$ 1,080.00
	<b>Total Operating Contingency</b>	<b>\$ 1,080.00</b>
	<b>Annual Operating Expenses</b>	<b>\$ 286,880.00</b>
8001	<b>Reserve Contribution</b>	<b>\$ 87,520.00</b>
	<b>Total Annual Expenses</b>	<b>\$ 374,400.00</b>
	<b>Total Annual Assessments</b>	<b>\$ 374,400.00</b>
	<b>Monthly Assessment Per Unit</b>	<b>\$ 975.00</b>