

Riverwalk Emerald Building Condominium Association 2019 Approved Budget

	Estimated Year End 2018	Total Budget 2018	Total Approved Budget 2019	Comm %	Res %	Total Comm Budget	Total Res Budget
Income							
Operating Assessments	\$ 116,231.73	\$ 116,231.62	\$ 106,703.12	50%	50%	\$ 53,351.56	\$ 53,351.56
Water & Sewer Assessments			\$ 8,000.00			\$ 2,000.00	\$ 6,000.00
Reserve Assessments	\$ 35,476.08	\$ 35,476.00	\$ 36,000.00	50%	50%	\$ 18,000.00	\$ 18,000.00
Bank Interest Income	\$ 3,030.03	\$ 500.00	\$ 5,350.00	50%	50%	\$ 2,675.00	\$ 2,675.00
Late Fees & Finance Charges	\$ 585.71						
Restitution - Brandon Outlaw	\$ 91.20		\$ -	50%	50%		
Total Income	\$ 155,414.75	\$ 152,207.62	\$ 156,053.12			\$ 76,026.56	\$ 80,026.56
Expenses							
Accounting	\$ 500.00	\$ 500.00	\$ 500.00	50%	50%	\$ 250.00	\$ 250.00
Alarm Monitoring	\$ 399.00	\$ 420.00	\$ 420.00	50%	50%	\$ 210.00	\$ 210.00
Bank Charges	\$ -	\$ 20.00	\$ 20.00	50%	50%	\$ 10.00	\$ 10.00
Cleaning	\$ 2,880.00	\$ 2,880.00	\$ 2,880.00	50%	50%	\$ 1,440.00	\$ 1,440.00
Electricity	\$ 4,561.18	\$ 4,700.00	\$ 5,000.00	50%	50%	\$ 2,500.00	\$ 2,500.00
Elevator Maintenance	\$ 2,528.49	\$ 2,500.00	\$ 2,650.00	50%	50%	\$ 1,325.00	\$ 1,325.00
Gas	\$ 21,681.89	\$ 22,000.00	\$ 25,000.00	50%	50%	\$ 12,500.00	\$ 12,500.00
Gas - Master Refund	\$ (3,739.59)	\$ (6,000.00)	\$ (4,000.00)	50%	50%	\$ (2,000.00)	\$ (2,000.00)
Inspections	\$ 2,779.80	\$ 2,800.00	\$ 2,800.00	50%	50%	\$ 1,400.00	\$ 1,400.00
Insurance	\$ 6,877.00	\$ 6,831.00	\$ 7,410.00	50%	50%	\$ 3,705.00	\$ 3,705.00
Legal/Professional	\$ -	\$ 1,000.00	\$ 500.00	50%	50%	\$ 250.00	\$ 250.00
Master Association Dues	\$ 38,598.12	\$ 38,598.12	\$ 38,598.12	50%	50%	\$ 19,299.06	\$ 19,299.06
Miscellaneous	\$ 306.39	\$ 500.00	\$ 500.00	50%	50%	\$ 250.00	\$ 250.00
Property Management Fees	\$ 15,275.04	\$ 15,275.00	\$ 15,275.00	50%	50%	\$ 7,637.50	\$ 7,637.50
Repairs & Maint. - General	\$ 5,973.56	\$ 13,500.00	\$ 10,350.00	50%	50%	\$ 5,175.00	\$ 5,175.00
Replacement Reserve Fund	\$ 35,476.08	\$ 35,476.00	\$ 36,000.00	50%	50%	\$ 18,000.00	\$ 18,000.00
Telephone - Alarm & Elevator	\$ 1,952.94	\$ 1,950.00	\$ 2,000.00	50%	50%	\$ 1,000.00	\$ 1,000.00
Water & Sewer - Commercial	\$ 1,410.01	\$ 2,000.00	\$ 2,000.00	100%		\$ 2,000.00	
Water & Sewer - Residential	\$ 6,736.85	\$ 5,000.00	\$ 6,000.00		100%		\$ 6,000.00
Window Washing	\$ 2,150.00	\$ 2,257.50	\$ 2,150.00	50%	50%	\$ 1,075.00	\$ 1,075.00
Total Operating Expenses	\$ 146,346.76	\$ 152,207.62	\$ 156,053.12			\$ 76,026.56	\$ 80,026.56
Net Ordinary Income	\$ 9,067.99	\$ -	\$ -			\$ -	\$ -