

Riverwalk Emerald Building Condominium Association 2020 Approved Budget

	2019 Approved Budget	2019 Estimated Year End	2020 Approved Budget	Comm %	Res %	2020 Commercial Budget	2020 Residential Budget
Income							
Operating Assessments	\$ 106,703.12	\$ 106,704.82	\$ 106,403.12	50%	50%	\$ 53,201.56	\$ 53,201.56
Water & Sewer Assessments	\$ 8,000.00	\$ 7,999.82	\$ 7,335.00			\$ 1,700.00	\$ 5,635.00
Reserve Assessments	\$ 36,000.00	\$ 36,000.85	\$ 37,025.00	50%	50%	\$ 18,512.50	\$ 18,512.50
Bank Interest Income	\$ 5,350.00	\$ 5,910.67	\$ 4,000.00	50%	50%	\$ 2,000.00	\$ 2,000.00
Late Fees & Finance Charges		\$ -					
Restitution - Brandon Outlaw		\$ 36.48	\$ -	50%	50%		
Total Income	\$ 156,053.12	\$ 156,652.64	\$ 154,763.12			\$ 75,414.06	\$ 79,349.06
Expenses							
Accounting	\$ 500.00	\$ 500.00	\$ 500.00	50%	50%	\$ 250.00	\$ 250.00
Alarm Monitoring	\$ 420.00	\$ 399.00	\$ 400.00	50%	50%	\$ 200.00	\$ 200.00
Bank Charges	\$ 20.00	\$ 30.00	\$ 60.00	50%	50%	\$ 30.00	\$ 30.00
Cleaning	\$ 2,880.00	\$ 2,880.00	\$ 2,880.00	50%	50%	\$ 1,440.00	\$ 1,440.00
Electricity	\$ 5,000.00	\$ 4,537.58	\$ 5,000.00	50%	50%	\$ 2,500.00	\$ 2,500.00
Elevator Maintenance	\$ 2,650.00	\$ 2,611.42	\$ 2,675.00	50%	50%	\$ 1,337.50	\$ 1,337.50
Gas	\$ 25,000.00	\$ 22,315.67	\$ 24,000.00	50%	50%	\$ 12,000.00	\$ 12,000.00
Gas - Master Reimbursement	\$ (4,000.00)	\$ (6,708.64)	\$ (4,000.00)	50%	50%	\$ (2,000.00)	\$ (2,000.00)
Inspections	\$ 2,800.00	\$ 2,202.00	\$ 2,800.00	50%	50%	\$ 1,400.00	\$ 1,400.00
Insurance	\$ 7,410.00	\$ 7,410.00	\$ 7,915.00	50%	50%	\$ 3,957.50	\$ 3,957.50
Legal/Professional	\$ 500.00	\$ -	\$ 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	\$ 500.00	\$ 304.87	\$ 400.00	50%	50%	\$ 200.00	\$ 200.00
Property Management Fees	\$ 15,275.00	\$ 15,275.04	\$ 15,275.00	50%	50%	\$ 7,637.50	\$ 7,637.50
Repairs & Maint. - General	\$ 10,350.00	\$ 7,389.96	\$ 9,000.00	50%	50%	\$ 4,500.00	\$ 4,500.00
Replacement Reserve Fund	\$ 36,000.00	\$ 36,000.00	\$ 37,025.00	50%	50%	\$ 18,512.50	\$ 18,512.50
Telephone - Alarm & Elevator	\$ 2,000.00	\$ 2,107.03	\$ 2,250.00	50%	50%	\$ 1,125.00	\$ 1,125.00
Water & Sewer - Commercial	\$ 2,000.00	\$ 1,302.43	\$ 1,700.00	100%		\$ 1,700.00	
Water & Sewer - Residential	\$ 6,000.00	\$ 5,167.78	\$ 5,635.00		100%		\$ 5,635.00
Window Washing	\$ 2,150.00	\$ 2,150.00	\$ 2,150.00	50%	50%	\$ 1,075.00	\$ 1,075.00
Total Operating Expenses	\$ 156,053.12	\$ 144,472.26	\$ 154,763.12			\$ 75,414.06	\$ 79,349.06
Net Ordinary Income	\$ -	\$ 12,180.38	\$ -			\$ -	\$ -

