

Riverwalk Garnet Building Condo Association
2020 Approved Budget

Updated 10/23/2019 4:05 PM by HH

	2019 Approved Budget	2019 Estimated Year End	2020 Approved Budget	Comm 55%	Res 45%	Commercial Budget 55%	Residential Budget 45%
REVENUE							
Assessments - Commercial	\$ 98,758.55	\$ 98,760.22	\$ 99,881.55	100%		\$ 99,881.55	\$ -
Assessments - Reserve	\$ 41,412.00	\$ 41,412.12	\$ 42,000.00			\$ 24,780.00	\$ 17,220.00
Assessments - Residential	\$ 87,634.45	\$ 87,632.90	\$ 88,951.45		100%	\$ -	\$ 88,951.45
Interest Income	\$ 2,500.00	\$ 9,993.24	\$ 2,400.00	55%	45%	\$ 1,320.00	\$ 1,080.00
Finance Charge Income	\$ -	\$ 254.33	\$ -	55%	45%	\$ -	\$ -
Storage Room Rental Income	\$ 648.00	\$ 648.00	\$ 648.00	100%		\$ 648.00	\$ -
Total Revenue	\$ 230,953.00	\$ 238,700.81	\$ 233,881.00			\$ 126,629.55	\$ 107,251.45
EXPENDITURES							
Accounting	\$ 500.00	\$ 500.00	\$ 500.00	55%	45%	\$ 275.00	\$ 225.00
Alarm Monitoring	\$ 420.00	\$ 399.00	\$ 400.00	55%	45%	\$ 220.00	\$ 180.00
Bank Charges	\$ 20.00	\$ -	\$ 30.00	55%	45%	\$ 16.50	\$ 13.50
Cleaning	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	55%	45%	\$ 7,425.00	\$ 6,075.00
Cleaning/House Supplies	\$ 1,200.00	\$ 878.84	\$ 1,100.00	55%	45%	\$ 605.00	\$ 495.00
Electric	\$ 11,750.00	\$ 11,015.12	\$ 11,750.00	55%	45%	\$ 6,462.50	\$ 5,287.50
Elevator Maintenance	\$ 3,500.00	\$ 3,242.65	\$ 3,500.00	55%	45%	\$ 1,925.00	\$ 1,575.00
Gas - General	\$ 16,500.00	\$ 18,636.87	\$ 19,000.00	55%	45%	\$ 10,450.00	\$ 8,550.00
Gas - Master Refund	\$ (2,400.00)	\$ (2,400.00)	\$ (2,850.00)	55%	45%	\$ (1,567.50)	\$ (1,282.50)
Inspections	\$ 3,400.00	\$ 3,396.00	\$ 3,400.00	55%	45%	\$ 1,870.00	\$ 1,530.00
Insurance	\$ 11,950.00	\$ 11,976.70	\$ 12,000.00	55%	45%	\$ 6,600.00	\$ 5,400.00
Master Association	\$ 68,796.00	\$ 68,795.71	\$ 68,796.00	55%	45%	\$ 37,837.80	\$ 30,958.20
Miscellaneous	\$ 200.00	\$ 215.92	\$ 200.00	55%	45%	\$ 110.00	\$ 90.00
Professional Fees	\$ 100.00	\$ -	\$ 100.00	55%	45%	\$ 55.00	\$ 45.00
Property Management Fees	\$ 22,900.00	\$ 22,900.00	\$ 22,900.00	55%	45%	\$ 12,595.00	\$ 10,305.00
Repairs & Maint - Commercial	\$ 3,500.00	\$ 2,298.91	\$ 3,500.00	100%		\$ 3,500.00	
Repairs & Maint - General	\$ 13,000.00	\$ 10,154.46	\$ 13,000.00	55%	45%	\$ 7,150.00	\$ 5,850.00
Repairs & Maint - Residential	\$ 2,000.00	\$ 2,423.08	\$ 2,000.00		100%		\$ 2,000.00
Replacement Reserve Fund	\$ 41,412.00	\$ 41,412.00	\$ 42,000.00	ACTUAL		\$ 24,780.00	\$ 17,220.00
Telephone - Alarm & Elevator	\$ 1,985.00	\$ 2,055.65	\$ 2,155.00	55%	45%	\$ 1,185.25	\$ 969.75
Water & Sewer - Commercial	\$ 4,320.00	\$ 3,693.43	\$ 4,200.00	100%		\$ 4,200.00	
Water & Sewer - Residential	\$ 10,700.00	\$ 10,540.92	\$ 11,000.00		100%		\$ 11,000.00
Window Washing	\$ 1,700.00	\$ 1,750.00	\$ 1,700.00	55%	45%	\$ 935.00	\$ 765.00
TOTAL EXPENDITURES	\$ 230,953.00	\$ 227,385.26	\$ 233,881.00			\$ 126,629.55	\$ 107,251.45
Net Ordinary Income	\$ -	\$ 11,315.55	\$ -			\$ -	\$ -