

## Riverwalk Emerald Building Condominium Association 2021 Approved Budget

	2020 Approved Budget	2020 Estimated Year End	2021 Approved Budget	Comm %	Res %	2021 Commercial Budget	2021 Residential Budget
<b>Income</b>							
Operating Assessments	\$ 106,403.12	\$ 106,401.02	\$ 103,823.38	50%	50%	\$ 51,911.69	\$ 51,911.69
Water & Sewer Assessments	\$ 7,335.00	\$ 7,335.12	\$ 7,060.00			\$ 1,575.00	\$ 5,485.00
Reserve Assessments	\$ 37,025.00	\$ 37,030.66	\$ 39,906.00	50%	50%	\$ 19,953.00	\$ 19,953.00
Bank Interest Income	\$ 4,000.00	\$ 4,889.08	\$ 1,500.00	50%	50%	\$ 750.00	\$ 750.00
Late Fees & Finance Charges		\$ -					
Restitution - Brandon Outlaw		\$ -	\$ -	50%	50%		
<b>Total Income</b>	<b>\$ 154,763.12</b>	<b>\$ 155,655.88</b>	<b>\$ 152,289.38</b>			<b>\$ 74,189.69</b>	<b>\$ 78,099.69</b>
<b>Expenses</b>							
Accounting	\$ 500.00	\$ 500.00	\$ 500.00	50%	50%	\$ 250.00	\$ 250.00
Alarm Monitoring	\$ 400.00	\$ 399.00	\$ 400.00	50%	50%	\$ 200.00	\$ 200.00
Bank Charges	\$ 60.00	\$ 95.00	\$ 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	\$ 4,398.17	\$ 4,700.00	50%	50%	\$ 2,350.00	\$ 2,350.00
Elevator Maintenance	\$ 2,675.00	\$ 2,697.06	\$ 2,785.00	50%	50%	\$ 1,392.50	\$ 1,392.50
Federal and State Taxes		\$ 1,144.00	\$ 600.00	50%	50%	\$ 300.00	\$ 300.00
Gas	\$ 24,000.00	\$ 18,580.93	\$ 20,250.00	50%	50%	\$ 10,125.00	\$ 10,125.00
Gas - Master Reimbursement	\$ (4,000.00)	\$ (2,866.07)	\$ (4,000.00)	50%	50%	\$ (2,000.00)	\$ (2,000.00)
Inspections	\$ 2,800.00	\$ 2,192.10	\$ 2,500.00	50%	50%	\$ 1,250.00	\$ 1,250.00
Insurance	\$ 7,915.00	\$ 7,973.64	\$ 8,267.00	50%	50%	\$ 4,133.50	\$ 4,133.50
Legal/Professional	\$ 500.00	\$ -	\$ 300.00	50%	50%	\$ 150.00	\$ 150.00
Master Association Dues	\$ 38,598.12	\$ 38,598.12	\$ 38,598.12	50%	50%	\$ 19,299.06	\$ 19,299.06
Miscellaneous	\$ 400.00	\$ 252.69	\$ 250.00	50%	50%	\$ 125.00	\$ 125.00
Property Management Fees	\$ 15,275.00	\$ 15,275.04	\$ 15,733.26	50%	50%	\$ 7,866.63	\$ 7,866.63
Repairs & Maint. - General	\$ 9,000.00	\$ 5,977.98	\$ 7,000.00	50%	50%	\$ 3,500.00	\$ 3,500.00
Replacement Reserve Fund	\$ 37,025.00	\$ 37,025.00	\$ 39,906.00	50%	50%	\$ 19,953.00	\$ 19,953.00
Telephone - Alarm & Elevator	\$ 2,250.00	\$ 2,213.10	\$ 2,350.00	50%	50%	\$ 1,175.00	\$ 1,175.00
Water & Sewer - Commercial	\$ 1,700.00	\$ 1,587.91	\$ 1,575.00	100%		\$ 1,575.00	
Water & Sewer - Residential	\$ 5,635.00	\$ 4,912.28	\$ 5,485.00		100%		\$ 5,485.00
Window Washing	\$ 2,150.00	\$ 2,150.00	\$ 2,150.00	50%	50%	\$ 1,075.00	\$ 1,075.00
<b>Total Operating Expenses</b>	<b>\$ 154,763.12</b>	<b>\$ 145,985.95</b>	<b>\$ 152,289.38</b>			<b>\$ 74,189.69</b>	<b>\$ 78,099.69</b>
<b>Net Ordinary Income</b>	<b>\$ -</b>	<b>\$ 9,669.93</b>	<b>\$ -</b>			<b>\$ -</b>	<b>\$ -</b>

**NOTES**

5 year average \$4,643; 5 year high - 2015 \$5,006

5 year average \$20,710; 5 year high - 2015=\$24,100  
5 year average (\$5180); 5 year high - 2017=(\$6,872)

2021 Annual contribution per Reserve Study

5 year average \$1,899; 5 year high 2016 - \$3,534  
5 year average \$5,205; 5 year high 2018 - \$6,737