

Riverwalk Emerald Building Condominium Association 2022 Approved Budget

	2021 Approved Budget	2021 Estimated Year End	2022 Approved Budget	Comm %	Res %	2022 Commercial Budget	2022 Residential Budget
Income							
Operating Assessments	\$ 103,823.98	\$ 103,824.77	\$ 112,625.38	50%	50%	\$ 56,312.69	\$ 56,312.69
Water & Sewer Assessments	\$ 7,060.00	\$ 7,060.32	\$ 8,800.00			\$ 2,150.00	\$ 6,650.00
Reserve Assessments	\$ 39,906.00	\$ 39,907.15	\$ 41,502.00	50%	50%	\$ 20,751.00	\$ 20,751.00
Bank Interest Income	\$ 1,500.00	\$ 43.05	\$ 1,500.00	50%	50%	\$ 750.00	\$ 750.00
Late Fees & Finance Charges		\$ -					
Other Income		\$ -	\$ -	50%	50%		
Total Income	\$ 152,289.98	\$ 150,835.29	\$ 164,427.38			\$ 79,963.69	\$ 84,463.69
Expenses							
Accounting	\$ 500.00	\$ 615.00	\$ 650.00	50%	50%	\$ 325.00	\$ 325.00
Alarm Monitoring	\$ 400.00	\$ 240.00	\$ 480.00	50%	50%	\$ 240.00	\$ 240.00
Bank Charges	\$ 60.00	\$ -	\$ 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	\$ 4,700.00	\$ 5,218.80	\$ 5,400.00	50%	50%	\$ 2,700.00	\$ 2,700.00
Elevator Maintenance	\$ 2,785.00	\$ 2,785.54	\$ 3,500.00	50%	50%	\$ 1,750.00	\$ 1,750.00
Federal and State Taxes	\$ 600.00	\$ -	\$ -	50%	50%	\$ -	\$ -
Gas	\$ 20,250.00	\$ 22,302.15	\$ 23,100.00	50%	50%	\$ 11,550.00	\$ 11,550.00
Gas - Master Reimbursement	\$ (4,000.00)	\$ (3,000.00)	\$ (4,000.00)	50%	50%	\$ (2,000.00)	\$ (2,000.00)
Inspections	\$ 2,500.00	\$ 1,938.00	\$ 2,500.00	50%	50%	\$ 1,250.00	\$ 1,250.00
Insurance	\$ 8,267.00	\$ 8,501.48	\$ 9,674.00	50%	50%	\$ 4,837.00	\$ 4,837.00
Legal/Professional	\$ 300.00	\$ -	\$ 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	\$ 250.00	\$ 413.05	\$ 300.00	50%	50%	\$ 150.00	\$ 150.00
Property Management Fees	\$ 15,733.26	\$ 15,733.26	\$ 15,733.26	50%	50%	\$ 7,866.63	\$ 7,866.63
Repairs & Maint. - General	\$ 7,000.00	\$ 15,233.57	\$ 10,000.00	50%	50%	\$ 5,000.00	\$ 5,000.00
Replacement Reserve Fund	\$ 39,906.00	\$ 39,906.00	\$ 41,502.00	50%	50%	\$ 20,751.00	\$ 20,751.00
Telephone - Alarm & Elevator	\$ 2,350.00	\$ 2,441.40	\$ 2,550.00	50%	50%	\$ 1,275.00	\$ 1,275.00
Water & Sewer - Commercial	\$ 1,575.00	\$ 1,947.33	\$ 2,150.00	100%		\$ 2,150.00	
Water & Sewer - Residential	\$ 5,485.00	\$ 5,799.15	\$ 6,650.00		100%		\$ 6,650.00
Window Washing	\$ 2,150.00	\$ 2,390.00	\$ 2,400.00	50%	50%	\$ 1,200.00	\$ 1,200.00
Total Operating Expenses	\$ 152,289.38	\$ 163,942.85	\$ 164,427.38			\$ 79,963.69	\$ 84,463.69
Net Ordinary Income	\$ 0.60	\$ (13,107.56)	\$ -			\$ -	\$ -