

Riverwalk Crystal Building Condominium Association 2022 Approved Budget

| | Approved Budget 2021 | Estimated Year End 2021 | Approved Budget 2022 | Comm % | Res % | Total Comm Budget | Total Res Budget |
|--------------------------------------|----------------------------|-------------------------------|----------------------------|--------|-------|-------------------------|------------------------|
| Income | | | | | | | |
| Assessments - Commercial-Operating | 59,267.50 | 58,212.08 | 61,842.92 | 100% | | 61,842.92 | |
| Assessments - Commercial-Reserves | 17,500.00 | 17,500.00 | 17,500.00 | 100% | | 17,500.00 | |
| Assessments - Residential-Operating | 59,143.50 | 59,142.56 | 63,919.42 | | 100% | | 63,919.42 |
| Assessments - Residential-Reserves | 17,500.00 | 17,500.00 | 17,500.00 | | 100% | | 17,500.00 |
| Finance Charges | | 6.99 | | | | | |
| Interest Income | 200.00 | 33.30 | 50.00 | 50% | 50% | 25.00 | 25.00 |
| Late Fee | 0.00 | 20.00 | 0.00 | | | - | - |
| Total Income | 153,611.00 | 152,414.93 | 160,812.34 | | | 79,367.92 | 81,444.42 |
| Expenses | | | | | | | |
| Accounting | 500.00 | 500.00 | 500.00 | 50% | 50% | 250.00 | 250.00 |
| Alarm Monitoring | 399.00 | 202.50 | 202.50 | 50% | 50% | 101.25 | 101.25 |
| Bank Charges | | 0.00 | 0.00 | | | | |
| Cleaning - Commercial | 5,975.40 | 5,975.40 | 5,975.40 | 100% | | 5,975.40 | |
| Cleaning - Residential | 2,724.60 | 2,724.60 | 2,724.60 | | 100% | | 2,724.60 |
| Cleaning/House Supplies | 1,344.63 | 1,484.69 | 1,800.00 | 100% | | 1,800.00 | 0.00 |
| Electricity | 4,100.00 | 3,490.70 | 4,100.00 | 60% | 40% | 2,460.00 | 1,640.00 |
| Elevator Maintenance | 1,800.00 | 1,955.94 | 2,025.00 | 50% | 50% | 1,012.50 | 1,012.50 |
| Gas | 7,000.00 | 7,539.57 | 8,250.00 | 60% | 40% | 4,950.00 | 3,300.00 |
| Gas - Master Refund | (1,000.00) | (1,000.00) | (1,200.00) | 60% | 40% | -720.00 | -480.00 |
| Inspections | 2,000.00 | 1,472.00 | 2,000.00 | 50% | 50% | 1,000.00 | 1,000.00 |
| Insurance | 9,800.00 | 9,999.90 | 11,925.00 | 50% | 50% | 5,962.50 | 5,962.50 |
| Legal/Professional | 200.00 | 0.00 | 200.00 | 50% | 50% | 100.00 | 100.00 |
| Master Association Dues | 36,899.04 | 36,899.04 | 36,899.04 | 55% | 45% | 20,294.47 | 16,604.57 |
| Miscellaneous | 350.00 | 260.55 | 350.00 | 50% | 50% | 175.00 | 175.00 |
| Property Management Fees | 13,000.00 | 13,000.00 | 13,000.00 | 50% | 50% | 6,500.00 | 6,500.00 |
| Repairs & Maint - Commercial | 2,524.50 | 1,275.73 | 2,500.00 | 100% | | 2,500.00 | |
| Repairs & Maint - General | 10,000.00 | 2,641.15 | 7,500.00 | 50% | 50% | 3,750.00 | 3,750.00 |
| Repairs & Maint - Residential | 1,500.00 | 2,251.57 | 2,500.00 | | 100% | | 2,500.00 |
| Replacement Reserve Fund | 35,000.00 | 35,000.07 | 35,000.00 | 50% | 50% | 17,500.00 | 17,500.00 |
| Telephone - Alarm | 740.00 | 765.32 | 800.00 | 50% | 50% | 400.00 | 400.00 |
| Telephone - Elevator | 410.00 | 428.07 | 468.00 | 50% | 50% | 234.00 | 234.00 |
| Water & Sewer - Commercial | 4,000.00 | 4,317.47 | 6,050.00 | 100% | | 6,050.00 | |
| Water & Sewer - Reimbursement-Master | (1,056.00) | (893.04) | (1,597.20) | 100% | | -1,597.20 | |
| Water & Sewer - Residential | 14,149.83 | 16,218.03 | 17,500.00 | | 100% | | 17,500.00 |
| Window Washing | 1,250.00 | 1,340.00 | 1,340.00 | 50% | 50% | 670.00 | 670.00 |
| Total Operating Expenses | 153,611.00 | 147,849.26 | 160,812.34 | | | 79,367.92 | 81,444.42 |
| Net Ordinary Income | 0.00 | 4,565.67 | 0.00 | | | (0.00) | 0.00 |

Variance

4.35%

8.08%

-75.00%

0.00%

-49.25% \$405 annual Split 50/50 with Topaz Building

0.00%

0.00%

33.87%

0.00%

12.50%

17.86%

0.00%

0.00%

21.68%

0.00%

0.00%

0.00%

0.00%

0.00%

-25.00%

0.00%

0.00% Per reserve study contributions should be \$51,741

8.11% \$130/mo for 2 lines - Split 50/50 with Topaz

14.15%

51.25%

51.25% This amount must equal the amount in the water

23.68% column on the assessment spreadsheet

7.20%

4.69%