

Riverwalk Garnet Building Condo Association
2022 Approved Budget

Updated 12/16/2021 6:17 PM by HH

	2021 Approved Budget	2021 Estimated Year End	2022 Approved Budget	Comm 55%	Res 45%	Commercial Budget 55%	Residential Budget 45%
REVENUE							
Assessments - Commercial	\$ 103,457.25	\$ 103,457.66	\$ 106,396.70	100%		\$ 106,396.70	\$ -
Assessments - Reserve	\$ 42,000.00	\$ 42,000.40	\$ 42,000.00			\$ 24,780.00	\$ 17,220.00
Assessments - Residential	\$ 92,749.75	\$ 92,749.69	\$ 96,009.30		100%	\$ -	\$ 96,009.30
Interest Income	\$ 2,400.00	\$ 195.17	\$ 2,400.00	55%	45%	\$ 1,320.00	\$ 1,080.00
Finance Charge Income	\$ -	\$ 329.71	\$ -	55%	45%	\$ -	\$ -
Storage Room Rental Income	\$ 648.00	\$ 648.00	\$ 648.00	100%		\$ 648.00	\$ -
2020 Master Assoc Refund		\$ 14,948.95				\$ -	\$ -
Total Revenue	\$ 241,255.00	\$ 254,329.58	\$ 247,454.00			\$ 133,144.70	\$ 114,309.30
EXPENDITURES							
Accounting	\$ 500.00	\$ 500.00	\$ 500.00	55%	45%	\$ 275.00	\$ 225.00
Alarm Monitoring	\$ 400.00	\$ 405.00	\$ 405.00	55%	45%	\$ 222.75	\$ 182.25
Bank Charges	\$ 30.00	\$ 30.00	\$ 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	\$ 1,100.00	\$ 1,228.69	\$ 1,500.00	55%	45%	\$ 825.00	\$ 675.00
Electric	\$ 12,400.00	\$ 11,584.83	\$ 12,400.00	55%	45%	\$ 6,820.00	\$ 5,580.00
Elevator Maintenance	\$ 3,500.00	\$ 3,367.53	\$ 3,500.00	55%	45%	\$ 1,925.00	\$ 1,575.00
Gas - General	\$ 19,500.00	\$ 15,753.19	\$ 19,500.00	55%	45%	\$ 10,725.00	\$ 8,775.00
Gas - Master Refund	\$ (2,850.00)	\$ (2,850.00)	\$ (2,850.00)	55%	45%	\$ (1,567.50)	\$ (1,282.50)
Inspections	\$ 3,400.00	\$ 4,743.40	\$ 3,400.00	55%	45%	\$ 1,870.00	\$ 1,530.00
Income Tax - Federal	\$ 1,312.00	\$ -	\$ -	55%	45%	\$ -	\$ -
Income Tax - State	\$ 250.00	\$ -	\$ -	55%	45%	\$ -	\$ -
Insurance	\$ 13,080.00	\$ 13,615.92	\$ 16,611.00	55%	45%	\$ 9,136.05	\$ 7,474.95
Master Association	\$ 68,796.00	\$ 68,795.76	\$ 68,796.00	55%	45%	\$ 37,837.80	\$ 30,958.20
Miscellaneous	\$ 250.00	\$ 300.55	\$ 300.00	55%	45%	\$ 165.00	\$ 135.00
Professional Fees	\$ 100.00	\$ -	\$ 100.00	55%	45%	\$ 55.00	\$ 45.00
Property Management Fees	\$ 23,587.00	\$ 23,587.00	\$ 23,587.00	55%	45%	\$ 12,972.85	\$ 10,614.15
Repairs & Maint - Commercial	\$ 3,500.00	\$ 3,156.15	\$ 3,500.00	100%		\$ 3,500.00	\$ -
Repairs & Maint - General	\$ 13,000.00	\$ 9,207.19	\$ 13,000.00	55%	45%	\$ 7,150.00	\$ 5,850.00
Repairs & Maint - Residential	\$ 2,500.00	\$ 2,730.15	\$ 3,000.00		100%	\$ -	\$ 3,000.00
Replacement Reserve Fund	\$ 42,000.00	\$ 42,000.48	\$ 42,000.00	59%	41%	\$ 24,780.00	\$ 17,220.00
Telephone - Alarm & Elevator	\$ 2,300.00	\$ 2,376.38	\$ 2,475.00	55%	45%	\$ 1,361.25	\$ 1,113.75
Water & Sewer - Commercial	\$ 5,150.00	\$ 6,243.51	\$ 6,550.00	100%		\$ 6,550.00	\$ -
Water & Sewer - Residential	\$ 12,150.00	\$ 12,086.87	\$ 13,650.00		100%	\$ -	\$ 13,650.00
Window Washing	\$ 1,800.00	\$ 1,930.00	\$ 2,000.00	55%	45%	\$ 1,100.00	\$ 900.00
TOTAL EXPENDITURES	\$ 241,255.00	\$ 234,292.60	\$ 247,454.00			\$ 133,144.70	\$ 114,309.30
Net Ordinary Income	\$ -	\$ 20,036.98	\$ -			\$ -	\$ -