

Riverwalk Topaz Building Condo Association
2023 Budget FYE 11/30/2023

	2022 Budget	2022 Estimated year end	2023 Approved Budget	Comm %	Res %	Total Comm Budget	Total Res Budget
Income							
401.10 Assessment - Commercial	57,337.00	57,337.27	79,000.00	100.00%	0.00%	79,000.00	
401.20 Assessment - Residential	33,000.00	33,000.24	35,640.00	0.00%	100.00%		35,640.00
660.00 Gas reimbursement	1,648.00	1,650.00	1,813.00	88.87%	11.13%	1,611.21	201.79
402.00 Interest Income - First Bank	600.00	360.93	0.00	64.10%	35.90%	0.00	0.00
402.00 Interest Income - Multi Bank		584.99	0.00	64.10%	35.90%	0.00	0.00
405.00 Late Fees	0.00	77.31	0.00	64.10%	35.90%	0.00	0.00
405.00 2021 Master Refund		10,525.41				0.00	0.00
410.00 Services	0.00	0.00	0.00	64.10%	35.90%	0.00	0.00
Total Income	92,585.00	103,536.15	116,453.00			80,611.21	35,841.79
Expenditures							
602.00 Accounting	500.00	500.00	540.00	64.10%	35.90%	346.14	193.86
603.00 Cleaning - General	2,875.00	2,764.60	3,105.00	64.10%	35.90%	1,990.31	1,114.70
603.50 Cleaning - Commercial LCE	6,575.00	6,835.40	7,101.00	100.00%	0.00%	7,101.00	0.00
604.00 Electricity	5,109.00	5,005.73	5,517.00	64.10%	35.90%	3,536.40	1,980.60
607.00 Gas	10,489.00	15,040.91	16,016.00	88.87%	11.13%	14,233.41	1,782.59
608.00 Telephone	1,624.00	1,612.13	1,754.00	64.10%	35.90%	1,124.31	629.69
609.10 Water & Sewer Commercial	2,009.00	3,164.88	2,210.00	100.00%		2,210.00	0.00
609.20 Water & Sewer Residential	8,719.00	8,853.62	9,731.00		100.00%		9,731.00
612.00 Insurance	6,440.00	7,722.00	8,286.00	64.10%	35.90%	5,311.33	2,974.67
614.50 Supplies - Commercial LCE	1,600.00	1,985.00	1,976.00	100.00%	0.00%	1,976.00	0.00
614.00 Supplies - General	200.00	0.00	0.00	64.10%	35.90%	0.00	0.00
615.00 Master Association Expense	34,181.00	34,180.80	34,181.00	64.10%	35.90%	21,910.02	12,270.98
617.00 Elevator Maintenance	2,950.00	2,930.25	3,186.00	64.10%	35.90%	2,042.23	1,143.77
618.00 Inspections Fire Alarm	1,007.00	0.00	1,088.00	64.10%	35.90%	697.41	390.59
620.00 Inspections Fire Sprinkler	926.00	0.00	1,000.00	64.10%	35.90%	641.00	359.00
622.00 Inspections Boiler & Elevators/Misc	0.00	573.00	648.00	88.87%	11.13%	575.88	72.12
625.00 Legal Fees	0.00	283.00	0.00	64.10%	35.90%	0.00	0.00
619.00 Repairs & Maintenance - General	8,500.00	6,309.39	7,776.00	64.10%	35.90%	4,984.42	2,791.58
619.25 Repairs & Maint Commercial LCE	500.00	3,064.52	1,000.00	100.00%		1,000.00	0.00
619.50 Repairs & Maint Boiler	1,000.00	680.00	1,080.00	88.87%	11.13%	959.80	120.20
620.00 Miscellaneous	950.00	816.80	1,027.00	64.10%	35.90%	658.31	368.69
621.00 Property Management Fee	9,382.00	9,382.00	10,104.00	64.10%	35.90%	6,476.66	3,627.34
Total Operating Expenses	105,536.00	111,704.03	117,326.00			77,774.61	39,551.39
Total Ordinary Income	(12,951.00)	(8,167.88)	(873.00)			2,836.61	(3,709.61)
Other Income/Expense							
661.00 Reserve Assessments							
661.10 Reserve Dues - Commercial GCE	24,521.45	24,521.45	25,000.00	100.00%		25,000.00	
661.20 Reserve Dues - Residential GCE	13,733.52	13,733.52	15,000.00		100.00%		15,000.00
661.30 Reserve Dues - Commercial Boiler	8,887.08	8,887.08	-	100.00%		0.00	
661.40 Reserve Dues - Residential Boiler	1,112.88	1,112.88	-		100.00%		0.00
Total 661.00 Reserve Assessments	38,254.97	38,254.97	40,000.00			25,000.00	15,000.00