

**Riverwalk Garnet Building Condo Association
2019 Budget**

Updated 1/18/2019 12:13 PM by HH

	2018 Approved Budget	2018 Estimated Year End	2019 Approved Budget	Comm 55%	Res 45%	Commercial Budget 55%	Residential Budget 45%
REVENUE							
Assessments - Commercial	\$ 95,475.00	\$ 95,474.89	\$ 98,758.55	100%		\$ 98,758.55	\$ -
Assessments - Reserve	\$ 46,975.00	\$ 46,980.16	\$ 41,412.00			\$ 24,433.08	\$ 16,978.92
Assessments - Residential	\$ 85,350.00	\$ 85,350.63	\$ 87,634.45		100%	\$ -	\$ 87,634.45
Interest Income	\$ 1,200.00	\$ 3,016.55	\$ 2,500.00	55%	45%	\$ 1,375.00	\$ 1,125.00
Finance Charge Income	\$ -	\$ 102.45	\$ -	55%	45%	\$ -	\$ -
Storage Room Rental Income	\$ 648.00	\$ 648.00	\$ 648.00	100%		\$ 648.00	\$ -
Total Revenue	\$ 229,648.00	\$ 231,572.68	\$ 230,953.00			\$ 125,214.63	\$ 105,738.37
EXPENDITURES							
Accounting	\$ 500.00	\$ 500.00	\$ 500.00	55%	45%	\$ 275.00	\$ 225.00
Alarm Monitoring	\$ 420.00	\$ 399.00	\$ 420.00	55%	45%	\$ 231.00	\$ 189.00
Bank Charges	\$ 20.00	\$ -	\$ 20.00	55%	45%	\$ 11.00	\$ 9.00
Cleaning	\$ 13,500.00	\$ 13,500.00	\$ 13,500.00	55%	45%	\$ 7,425.00	\$ 6,075.00
Cleaning/House Supplies	\$ 950.00	\$ 1,177.37	\$ 1,200.00	55%	45%	\$ 660.00	\$ 540.00
Electric	\$ 10,550.00	\$ 11,594.52	\$ 11,750.00	55%	45%	\$ 6,462.50	\$ 5,287.50
Elevator Maintenance	\$ 4,500.00	\$ 3,396.46	\$ 3,500.00	55%	45%	\$ 1,925.00	\$ 1,575.00
Gas - General	\$ 16,000.00	\$ 16,157.22	\$ 16,500.00	55%	45%	\$ 9,075.00	\$ 7,425.00
Gas - Master Refund	\$ (6,040.00)	\$ (2,395.40)	\$ (2,400.00)	55%	45%	\$ (1,320.00)	\$ (1,080.00)
Inspections	\$ 3,400.00	\$ 4,131.00	\$ 3,400.00	55%	45%	\$ 1,870.00	\$ 1,530.00
Insurance	\$ 11,090.00	\$ 10,913.84	\$ 11,950.00	55%	45%	\$ 6,572.50	\$ 5,377.50
Master Association	\$ 68,796.00	\$ 68,795.72	\$ 68,796.00	55%	45%	\$ 37,837.80	\$ 30,958.20
Miscellaneous	\$ 200.00	\$ 219.19	\$ 200.00	55%	45%	\$ 110.00	\$ 90.00
Professional Fees	\$ 100.00	\$ -	\$ 100.00	55%	45%	\$ 55.00	\$ 45.00
Property Management Fees	\$ 22,900.00	\$ 22,899.96	\$ 22,900.00	55%	45%	\$ 12,595.00	\$ 10,305.00
Repairs & Maint - Commercial	\$ 3,873.64	\$ 2,480.66	\$ 3,500.00	100%		\$ 3,500.00	
Repairs & Maint - General	\$ 11,000.00	\$ 11,124.17	\$ 13,000.00	55%	45%	\$ 7,150.00	\$ 5,850.00
Repairs & Maint - Residential	\$ 1,649.07	\$ 2,511.09	\$ 2,000.00		100%		\$ 2,000.00
Replacement Reserve Fund	\$ 46,975.00	\$ 46,975.08	\$ 41,412.00	ACTUAL		\$ 24,433.08	\$ 16,978.92
Telephone - Alarm & Elevator	\$ 1,875.00	\$ 1,923.78	\$ 1,985.00	55%	45%	\$ 1,091.75	\$ 893.25
Water & Sewer - Commercial	\$ 4,105.81	\$ 4,081.16	\$ 4,320.00	100%		\$ 4,320.00	
Water & Sewer - Residential	\$ 11,583.48	\$ 10,113.83	\$ 10,700.00		100%		\$ 10,700.00
Window Washing	\$ 1,700.00	\$ 1,700.00	\$ 1,700.00	55%	45%	\$ 935.00	\$ 765.00
TOTAL EXPENDITURES	\$ 229,648.00	\$ 232,198.65	\$ 230,953.00			\$ 125,214.63	\$ 105,738.37
Net Ordinary Income	\$ -	\$ (625.97)	\$ -			\$ -	\$ -