

Riverwalk Topaz Building Condo Association
2019 Budget FYE 11/30/2019

	2018 Budget	2018 Estimated year end	2019 Approved Budget	Comm %	Res %	Total Comm Budget	Total Res Budget
Income							
401.10 Assessment - Commercial	65,493.00	65,493.00	67,458.00	100%	0%	67,458.00	
401.20 Assessment - Residential	29,719.00	29,719.00	30,611.00	0%	100%		30,611.00
660.00 Gas reimbursement	700.00	1,956.31	2,000.00	93%	7%	1,860.00	140.00
402.00 Interest Income	10.00	1,438.64	1,500.00	70%	30%	1,050.00	450.00
405.00 Late Fees	0.00	137.52	0.00	70%	30%	0.00	0.00
410.00 Services		0.00	0.00	70%	30%	0.00	0.00
Total Income	95,922.00	98,744.47	101,569.00			70,368.00	31,201.00
Expenditures							
602.00 Accounting	500.00	500.00	500.00	70%	30%	350.00	150.00
603.00 Cleaning	8,400.00	8,400.00	8,400.00	70%	30%	5,880.00	2,520.00
604.00 Electricity	5,294.00	5,827.59	5,974.00	70%	30%	4,181.80	1,792.20
607.00 Gas	9,000.00	11,256.77	11,557.00	93%	7%	10,748.00	809.00
608.00 Telephone	1,200.00	1,304.73	1,339.00	70%	30%	937.30	401.70
609.10 Water & Sewer Commercial	2,100.00	1,877.12	2,100.00	100%		2,100.00	
609.20 Water & Sewer Residential	6,690.00	6,595.39	6,690.00		100%		6,690.00
612.00 Insurance	5,200.00	5,187.00	5,200.00	70%	30%	3,640.00	1,560.00
614.00 Supplies	1,800.00	746.89	1,800.00	70%	30%	1,260.00	540.00
615.00 Master Association Expense	34,181.00	34,180.80	34,181.00	70%	30%	23,926.70	10,254.30
617.00 Elevator Maintenance	2,775.00	1,428.25	2,775.00	70%	30%	1,942.50	832.50
618.00 Inspections Fire Alarm	1,100.00	986.00	1,100.00	70%	30%	770.00	330.00
620.00 Inspections Fire Sprinkler	600.00	926.00	600.00	70%	30%	420.00	180.00
622.00 Inspections Boiler	700.00	0.00	700.00	70%	30%	490.00	210.00
619.00 Repairs & Maintenance	12,000.00	15,369.95	12,000.00	70%	30%	8,400.00	3,600.00
625.00 Legal	0.00	0.00	0.00	70%	30%	0.00	0.00
670.30 Repair & Maintenance - Non RO	0.00	0.00	0.00	70%	30%	0.00	0.00
620.00 Miscellaneous	600.00	792.55	950.00	70%	30%	665.00	285.00
621.00 Property Management Fee	8,812.00	8,811.97	8,812.00	70%	30%	6,168.40	2,643.60
Total Operating Expenses	100,952.00	104,191.01	104,678.00			71,879.70	32,798.30
Total Ordinary Income	(5,030.00)	(5,446.54)	(3,109.00)			(1,511.70)	(1,597.30)
Other Income/Expense							
661.00 Reserve Assessments							
661.10 Reserve Dues Commercial	27,486.00	27,587.33	27,486.00				
661.20 Reserve Dues Residential	11,780.00	11,739.84	11,780.00				
Total 661.00 Reserve Assessments	39,266.00	39,327.17	39,266.00				