

One Riverfront

Proposed 2022 Budget

Proposed Budget for Year Ending December 31, 2022

	2022 Proposed Budget
<u>Revenues</u>	
3010 Operating Assessments	\$ 1,044,326
3015 Replacement Assessments - Common	13,250
3016 Replacement Assessments - Townhomes	35,750
3017 Replacement Assessments - Condo Building	130,000
3018 Replacement Assessments - Commercial	-
3030 Late Payment Fees	-
3035 Interest Income-Operating	25
3036 Interest Income-Replacement Reserve - Common	25
3037 Interest Income-Replacement Reserve - Townhomes	25
3038 Interest Income-Replacement Reserve - Condo Building	25
3039 Interest Income-Replacement Reserve - Commercial	25
TOTAL REVENUES	\$ 1,223,451
<u>Administrative Expenses</u>	
6010 Accounting Fees	\$ 15,400
6030 Audit & Tax	3,850
6090 Legal Fees	1,000
6100 Management Fees	53,330
6110 Office Supplies	300
6120 Other Services	2,500
6130 Board Expenses	300
Total Administrative	\$ 76,680
<u>Operating Expenses</u>	
Common Operating Expenses	
6215 Cable/Internet - Lobby	\$ 1,080
6230 Electric - Common (walkways/driveways) includes heat	2,000
6250 Master Association Amenities	194,583
6250 Supplemental Master Association Assesment -(16 Unit Sub	264,416
6310 Front Desk/Owner Services/ Bell	91,250
6260 Decorations / Lighting	10,000

6290 Landscaping Contracts	20,000
6430 Window Washing	27,000
6415 Water & Sewer - common areas	3,000
6340 Pest Control	5,000
6220 Common Area Cleaning (Lobby)	13,468
6360 Snow Removal - Driveway, entrance to Lobby and garage	2,500
6400 Trash Removal Contracts	11,000

Condo Building Operating Expenses

6210 Cable/Internet - Condo Building	45,600
6230 Electric - Condo Building (electric and heat combined)	88,823
6410 Water & Sewer - Condo Building	45,320
6221 Common Area Cleaning (Hallways)	20,202
6366 Roof Snow Removal - Condo Building	5,000

Townhome Operating Expenses

6365 Roof Snow Removal - Townhomes	3,500
6235 Electric - Townhomes (Heat and electric combined)	-
6405 Sewer Ejector Pumps	5,500
6401 Trash Removal Labor	8,736
6402 Luge Operation (labor in bell)	-

Commercial Operating Expenses

6416 Water - Direct Allocation	2,266
6236 Electric - Direct Allocation	4,441

Amenity Unit

6411 Restrooms - water	906
6241 Restrooms - electric	1,776

Total Operating \$ 877,369

Maintenance Expenses

Common Maintenance Expenses

6670 Repairs & Maintenance	\$ 1,000
6680 Repair & Maintenance Labor	15,000

Condo Building Maintenance Expenses

6630 Elevator Maintenance	13,929
6640 Fire & Security	11,035

6670 Repairs & Maintenance	2,000
6680 Repair & Maintenance Labor	27,418
6710 Roof/Gutter Repair	2,500

Townhome Maintenance Expenses

6670 Repairs & Maintenance	1,000
6680 Repair & Maintenance Labor	5,000
6710 Roof/Gutter Repair	1,000
6635 Elevator Allocation (Access Lobby & Garage)	1,071

Commercial Maintenance Expenses

6630 Elevator Maintenance	7,000
6640 Fire & Security Allocation	350
6670 Repairs & Maintenance	-
6680 Repair & Maintenance Labor	-
6710 Roof/Gutter Repair	-

Amenity Unit Maintenance Expenses

6675 Repairs & Maintenance	2,000
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Total Maintenance \$ 90,303

Fixed Expenses

6830 Insurance	\$ -
6850 Income Taxes	

Total Fixed \$ -

TOTAL OPERATING EXPENSES \$ 1,044,351

8010 Replacement Expense - Assessment Common	\$ 13,250
8011 Replacement Expense - Assessment Townhomes	\$ 35,750
8012 Replacement Expense - Assessment Condo Building	\$ 130,000
8013 Replacement Expense - Assessment Commercial	\$ -
8015 Replacement Expense - Interest - Common	\$ 25
8016 Replacement Expense - Interest - Townhomes	\$ 25
8017 Replacement Expense - Interest - Condo Building	\$ 25
8018 Replacement Expense - Interest - Commercial	\$ 25

NET INCOME/(LOSS) \$ -