

Riverwalk at Rahway Condo Association					
2019 APPROVED / Based on 86 Units					
INCOME	G/L	2019	2019	2020	2020
		APPROVED	Per Unit	DRAFT	Per Unit
Maintenance Fees	4001	\$ 364,296.00	\$ 353.00	\$ 364,296.00	\$ 353.00
Other Income	4037	\$ 1,000.00	\$ 0.97	\$ -	\$ -
Late Fees	4160	\$ 3,150.00	\$ 3.05	\$ -	\$ -
Legal Fee Income	4170	\$ 3,500.00	\$ 3.39		
Membership Fee/Working capital	4250	\$ 3,000.00	\$ 2.91		
Operating Interest	4300	\$ 542.20	\$ 0.53		
Capital Contributions Interest	4327	\$ 1.00	\$ 0.00	\$ -	\$ -
Deferred Capital Contributions Int	4329	\$ (1.00)	\$ (0.00)		\$ -
Investments - Capital Reserve Inte	4350	\$ 1.00	\$ 0.00	\$ -	\$ -
Investments - Def. Reserve Interes	4351	\$ (1.00)	\$ (0.00)	\$ -	\$ -
Township Reimbursements	4410	\$ -	\$ -	\$ -	\$ -
Capital Contributions	4421	\$ 8,000.00	\$ 7.75	\$ -	\$ -
Curr Year Surplus (Deficit)	4998	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME		\$ 383,488.20	\$ 371.60	\$ 364,296.00	\$ 353.00
EXPENSES					
Insurance Expenses					
Insurance	5000	\$ 103,616.00	\$ 100.40	\$ -	\$ -
Insurance Service Charge	5029	\$ -	\$ -	\$ -	\$ -
TOTAL Insurance Expenses		\$ 103,616.00	\$ 100.40	\$ -	\$ -
Administrative Expenses					
Mailings - Newsletters	5040	\$ -	\$ -	\$ -	\$ -
Postage	5070	\$ 500.00	\$ 0.48	\$ -	\$ -
Process Certified Letters	5072	\$ -	\$ -	\$ -	\$ -
Photocopies	5090	\$ -	\$ -	\$ -	\$ -
CAI Dues and Seminars	5112	\$ -	\$ -	\$ -	\$ -
Administrative Expense	5160	\$ 4,000.00	\$ 3.88	\$ -	\$ -
Bank Service Fees	5180	\$ 100.00	\$ 0.10		
Audit Expense	5200	\$ 3,050.00	\$ 2.96	\$ -	\$ -
Legal Expense	5210	\$ 9,500.00	\$ 9.21	\$ -	\$ -
Engineering	5230	\$ -	\$ -	\$ -	\$ -
NJ Annual Report	5280	\$ 150.00	\$ 0.15	\$ -	\$ -
Management Fees	5290	\$ 19,096.20	\$ 18.50	\$ -	\$ -
Bad Debt Expense	5390	\$ 33,888.00	\$ 32.84	\$ -	\$ -
Loan Payment & Ineterest	5391	\$ 10,108.00	\$ 9.79		
Storage	5430	\$ -	\$ -	\$ -	\$ -
TOTAL Administrative Expenses		\$ 80,392.20	\$ 77.90	\$ -	\$ -
Building & Grounds Maintenance					
Lawn Care & Irrigation	6070	\$ 42,000.00	\$ 40.70	\$ -	\$ -
Landscape Repair/Replacements	6079	\$ 6,000.00	\$ 5.81	\$ -	\$ -
Trash Removal	6130	\$ 12,480.00	\$ 12.09		
Snow Clearing	6150	\$ 45,000.00	\$ 43.60	\$ -	\$ -
General R&M	6220	\$ 20,000.00	\$ 19.38	\$ -	\$ -
Exterminating Expense	6290	\$ -	\$ -	\$ -	\$ -
TOTAL Building & Grounds Maintenanc		\$ 125,480.00	\$ 121.59	\$ -	\$ -
Utilities					
Utilities - Electricity	7510	\$ 11,000.00	\$ 10.66	\$ 5,900.16	\$ 17.56
Utilities-Water/Sewer	7520	\$ 8,000.00	\$ 7.75	\$ 13,300.00	\$ 39.58
TOTAL Utilities		\$ 19,000.00	\$ 18.41	\$ 19,200.16	\$ 57.14
Reserves & Capital Improvements					
Replacement Reserves	8620	\$ 55,000.00	\$ 53.29	\$ -	\$ -
Contingency	8900	\$ -	\$ -	\$ -	\$ -
TOTAL Reserves & Capital Improveme		\$ 55,000.00	\$ 53.29	\$ -	\$ -
TOTAL EXPENSES		\$ 383,488.20	\$ 371.60	\$ -	\$ -

NET SURPLUS/(DEFICIT)		\$ -	\$ -	\$ 364,296.00	\$ 353.00