

Riverwalk at Rahway Condo Association					
2020 APPROVED / Based on 86 Units					
INCOME	G/L	2019	2019	2020	2020
		APPROVED	Per Unit	APPROVED	Per Unit
Maintenance Fees	4001	\$ 364,296.00	\$ 353.00	\$ 364,296.00	\$ 353.00
Other Income	4037	\$ 1,000.00	\$ 0.97	\$ 1,000.00	\$ 0.97
Late Fees	4160	\$ 3,150.00	\$ 3.05	\$ 3,150.00	\$ 3.05
Legal Fee Income	4170	\$ 3,500.00	\$ 3.39	\$ 3,500.00	\$ 3.39
Membership Fee/Working capital	4250	\$ 3,000.00	\$ 2.91	\$ 1,000.00	\$ 0.97
Operating Interest	4300	\$ 542.20	\$ 0.53	\$ 250.00	\$ 0.24
Capital Contributions Interest	4327	\$ 1.00	\$ 0.00	\$ 1.00	\$ 0.00
Deferred Capital Contributions Int	4329	\$ (1.00)	\$ (0.00)	\$ (1.00)	\$ (0.00)
Investments - Capital Reserve Inte	4350	\$ 1.00	\$ 0.00	\$ 1.00	\$ 0.00
Investments - Def. Reserve Interes	4351	\$ (1.00)	\$ (0.00)	\$ (1.00)	\$ (0.00)
Township Reimbursements	4410	\$ -	\$ -	\$ -	\$ -
Capital Contributions	4421	\$ 8,000.00	\$ 7.75	\$ 5,000.00	\$ 4.84
Curr Year Surplus (Deficit)	4998	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME		\$ 383,488.20	\$ 371.60	\$ 378,196.00	\$ 366.47
EXPENSES					
Insurance Expenses					
Insurance	5000	\$ 103,616.00	\$ 100.40	\$ 103,616.00	\$ 100.40
Insurance Service Charge	5029	\$ -	\$ -	\$ -	\$ -
TOTAL Insurance Expenses		\$ 103,616.00	\$ 100.40	\$ 103,616.00	\$ 100.40
Administrative Expenses					
Mailings - Newsletters	5040	\$ -	\$ -	\$ -	\$ -
Postage	5070	\$ 500.00	\$ 0.48	\$ 500.00	\$ 0.48
Process Certified Letters	5072	\$ -	\$ -	\$ -	\$ -
Photocopies	5090	\$ -	\$ -	\$ 1,200.00	\$ 1.16
CAI Dues and Seminars	5112	\$ -	\$ -	\$ -	\$ -
Administrative Expense	5160	\$ 4,000.00	\$ 3.88	\$ 4,000.00	\$ 3.88
Bank Service Fees	5180	\$ 100.00	\$ 0.10	\$ 100.00	\$ 0.10
Audit Expense	5200	\$ 3,050.00	\$ 2.96	\$ 3,050.00	\$ 2.96
Legal Expense	5210	\$ 9,500.00	\$ 9.21	\$ 9,500.00	\$ 9.21
Engineering	5230	\$ -	\$ -	\$ -	\$ -
NJ Annual Report	5280	\$ 150.00	\$ 0.15	\$ 150.00	\$ 0.15
Management Fees	5290	\$ 19,096.20	\$ 18.50	\$ 16,422.00	\$ 15.91
Bad Debt Expense	5390	\$ 33,888.00	\$ 32.84	\$ 33,070.00	\$ 32.04
Loan Payment & Ineterest	5391	\$ 10,108.00	\$ 9.79	\$ 10,108.00	\$ 9.79
Storage	5430	\$ -	\$ -	\$ -	\$ -
TOTAL Administrative Expenses		\$ 80,392.20	\$ 77.90	\$ 78,100.00	\$ 75.68
Building & Grounds Maintenance					
Lawn Care & Irrigation	6070	\$ 42,000.00	\$ 40.70	\$ 40,000.00	\$ 38.76
Landscape Repair/Replacements	6079	\$ 6,000.00	\$ 5.81	\$ 6,000.00	\$ 5.81
Trash Removal	6130	\$ 12,480.00	\$ 12.09	\$ 12,480.00	\$ 12.09
Snow Clearing	6150	\$ 45,000.00	\$ 43.60	\$ 42,000.00	\$ 40.70
General R&M	6220	\$ 20,000.00	\$ 19.38	\$ 22,000.00	\$ 21.32
Exterminating Expense	6290	\$ -	\$ -	\$ -	\$ -
TOTAL Building & Grounds Maintenanc		\$ 125,480.00	\$ 121.59	\$ 122,480.00	\$ 118.68
Utilities					
Utilities - Electricity	7510	\$ 11,000.00	\$ 10.66	\$ 11,000.00	\$ 10.66
Utilities-Water/Sewer	7520	\$ 8,000.00	\$ 7.75	\$ 8,000.00	\$ 7.75
TOTAL Utilities		\$ 19,000.00	\$ 18.41	\$ 19,000.00	\$ 18.41
Reserves & Capital Improvements					
Replacement Reserves	8620	\$ 55,000.00	\$ 53.29	\$ 55,000.00	\$ 53.29
Contingency	8900	\$ -	\$ -	\$ -	\$ -
TOTAL Reserves & Capital Improve		\$ 55,000.00	\$ 53.29	\$ 55,000.00	\$ 53.29

TOTAL EXPENSES		\$ 383,488.20	\$ 371.60	\$ 378,196.00	\$ 366.47
NET SURPLUS/(DEFICIT)		\$ -	\$ -	\$ -	\$ -