

Riverwalk at Rahway Condo Association					
2021 APPROVED/Based on 86 Units					
INCOME	G/L	2020	2020	2021	2021
		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	\$ 2,500.00	\$ 2.42
Legal Fee Income	4170	\$ 3,500.00	\$ 3.39	\$ 2,200.00	\$ 2.13
Membership Fee/Working capital	4250	\$ 1,000.00	\$ 0.97	\$ 1,000.00	\$ 0.97
Operating Interest	4300	\$ 250.00	\$ 0.24	\$ 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	\$ 5,000.00	\$ 4.84	\$ 5,000.00	\$ 4.84
Curr Year Surplus (Deficit)	4998	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME		\$ 378,196.00	\$ 366.47	\$ 376,246.00	\$ 364.58
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	\$ 1,200.00	\$ 1.16
CAI Dues and Seminars	5112	\$ -	\$ -	\$ -	\$ -
Administrative Expense	5160	\$ 4,000.00	\$ 3.88	\$ 2,000.00	\$ 1.94
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	\$ 7,500.00	\$ 7.27
Engineering	5230	\$ -	\$ -	\$ -	\$ -
NJ Annual Report	5280	\$ 150.00	\$ 0.15	\$ 150.00	\$ 0.15
Management Fees	5290	\$ 16,422.00	\$ 15.91	\$ 16,422.00	\$ 15.91
Bad Debt Expense	5390	\$ 33,070.00	\$ 32.04	\$ 33,070.00	\$ 32.04
Loan Payment & Ineterest	5391	\$ 10,108.00	\$ 9.79	\$ -	\$ -
Storage	5430	\$ -	\$ -	\$ -	\$ -
TOTAL Administrative Expenses		\$ 78,100.00	\$ 75.68	\$ 63,992.00	\$ 62.01
Building & Grounds Maintenance					
Lawn Care & Irrigation	6070	\$ 40,000.00	\$ 38.76	\$ 25,000.00	\$ 24.22
Landscape Repair/Replacements	6079	\$ 6,000.00	\$ 5.81	\$ 15,000.00	\$ 14.53
Trash Removal	6130	\$ 12,480.00	\$ 12.09	\$ 21,000.00	\$ 20.35
Snow Clearing	6150	\$ 42,000.00	\$ 40.70	\$ 42,000.00	\$ 40.70
General R&M	6220	\$ 22,000.00	\$ 21.32	\$ 22,000.00	\$ 21.32
Exterminating Expense	6290	\$ -	\$ -	\$ 5,000.00	\$ 4.84
TOTAL Building & Grounds Maintenanc		\$ 122,480.00	\$ 118.68	\$ 130,000.00	\$ 125.97
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					
Deferred Maintenance	8560	0		\$ 4,638.00	\$ 4.49
Replacement Reserves	8620	\$ 55,000.00	\$ 53.29	\$ 55,000.00	\$ 53.29
Contingency	8900	\$ -	\$ -	\$ -	\$ -
TOTAL Reserves & Capital Improve		\$ 55,000.00	\$ 53.29	\$ 59,638.00	\$ 57.79

TOTAL EXPENSES		\$ 378,196.00	\$ 366.47	\$ 376,246.00	\$ 364.58
NET SURPLUS/(DEFICIT)		\$ -	\$ -	\$ -	\$ -