

To all unit owners:

Attached is a budget for the year ending December 31, 2023. There are 4 columns- 1) 2022 budget, 2) year-to-date actual through September 30, 2022, 3) projected actual through December 31, 2022, and 4) the 2023 budget. Please note, these numbers are prepared on the cash basis- meaning income and expenses are recorded only as received or paid. Included in the 2023 budgeted numbers is a 4.5% increase in the condo fees (not increased in 2022).

We have outlined below the major variances between 1) the 2022 budget and the projected actual and 2) the 2023 budget and the 2022 projected actual.

Comparison of projected actual to 2022 budget

- Total Fee income is \$14,595 **above** budget
- Total actual expenses \$40,479 **above** 2022 budget
 - Insurance \$4,000 **above** budget
 - Tree work \$2,000 **above** budget- major trimming
 - Snow removal- \$5,110 **above** budget- more icing than anticipated
 - Painting \$49,601 **above** budget- 22 homes painted (9 budgeted) and significant increase in paint cost
 - Maintenance and carpentry \$12,384 **below** budget- some repairs put off and made as part of the project repairs

Comparison of 2023 budget to 2022 projected actual

- Budget total revenue is \$207 **below** 2022 (Again, income recorded as received). Actual collected amounts are based on unit owner payments, and some pay in advance.
- Total budgeted expenses \$2,061 **below** 2022 actual; painting represents \$71,021 (23% of total budget) which is the last year of paint cycle, escalated due to repairs. Units will most likely not be scheduled again for painting until 2027
- Tree work budget is \$9,500 **below** 2022- major tree trimming done in 2022
- Painting budget is \$5,580 below 2022 actual- 23 homes scheduled to be painted in 2023 (cost based on payment plan with prime Touch)
- Carpentry budget is \$3,000 **above** 2022- some repairs may be needed outside of project

When looking at the budget, keep in mind that Management fees (\$13,732), Insurance (\$42,000), Landscaping fees (\$45,000 excluding mulch), Snow removal (\$55,260) amount to \$155,992 of operating budget, or 53%. If painting (\$71,021) is included, which in 2023 is beyond our control, the total comes to \$227,013 or 76%.

Supplemental Fee

- Total budgeted project costs are \$1,256,799, with collections on the Supplemental Fee budgeted at \$803,680. This requires borrowing \$453,119 against our \$2,000,000 line of credit. At the end of 2023 the total outstanding balance of the line of credit is projected to be approximately \$630,000.
- The terms of our line of credit include a fixed interest of 4.25%, with a 5 year draw down period. Any outstanding balance at the end of the 5 years would be payable over a maximum of 10 years. The plan is to have a very small outstanding balance at the end of 5 years, which would then be repaid in the 6th year.
- We are currently on a fixed payment plan with Prime Touch (39 months) and Mario's Roofing (45 months) which allows us to keep our borrowing to a minimum.

The last page of the budget has the new 2023 condo fees. If there are any questions with the above, please contact our Treasurer, Elliot Grupp at elliotsgrupp@gmail.com.

Board of Directors

Kathy Daniel, Chair

Leslie Goldberg

Steven Gondelman

Elliot Grupp

Barry Wayler



RIVERWALK COMMONS CONDOMINIUM TRUST

2023 BUDGET

	2022	2022		2023
	Budget	September 30	Projected Actual	Budget
Fee income	\$ 319,188	\$ 250,337	\$ 333,783	\$ 333,576
Late fee income	400	370	493	550
Operating interest	45	78	104	75
NSF Fee Income	10	15	25	25
Total Revenues	319,643	250,800	334,405	334,226
Supplemental fee #1	362,116	313,780	397,136	353,680
Supplemental fee #2	450,000	370,737	509,564	450,000
Total operating income	1,131,759	935,317	1,241,105	1,137,906
<u>EXPENSES</u>				
<u>Operating expenses</u>				
Accounting	\$ 1,600	\$ 1,500	\$ 1,500	\$ 1,600
Professional Expense	2,500	2,863	3,817	3,000
Management	13,445	9,963	13,284	13,732
Insurance	36,000	32,710	40,000	42,000
Administrative	1,500	1,103	1,471	1,550
Postage	100		-	-
Landscaping fees	53,325	38,524	54,274	53,500
Tree work	10,000	-	12,000	2,500
Irrigation	2,500	2,035	2,725	2,725
Snow Removal	48,900	54,010	54,010	55,260
Conservation Buffer	8,000	-	5,400	10,000
Trash Removal	13,200	8,854	13,200	13,200
Painting/Staining	27,000	47,876	76,601	71,021
Gutter Cleaning	4,500	3,705	3,705	4,500
Masonry	1,000	-		
Decks & Porches	3,000	872	872	900
Pest Control	2,000	995	1,327	1,500
Maintenance	10,000	5,712	7,616	8,000
Carpentry	10,000	-		3,000
Roof Repairs	2,000	-	-	-
Foundation Repairs	7,000	5,360	7,147	8,000
Income tax	900	-	-	900
Total Operating Expenses	258,470	216,082	298,949	296,888
Profit (loss) Before Reserve Contribution	873,289	719,235	942,156	841,018
Reserve Contribution	(61,100)	(45,825)	(61,000)	(61,000)
Supplemental fee #1	(362,116)	(631,909)	(906,700)	(353,680)
Supplemental fee #2	(450,000)	-	-	(450,000)
Total reserve contributions	(873,216)	(677,734)	(967,700)	(864,680)

RIVERWALK COMMONS CONDOMINIUM TRUST

2023 BUDGET

	2022	2022		2023
	Budget	September 30	Projected Actual	Budget
Net Profit (loss) After Reserve Contribution	73	41,501	(25,544)	(23,662)
Long Term Reserve Activity				
General Reserves				
Reserve Contribution	61,100	40,733	61,100	61,000
Interest on Reserves	4,600	988	1,482	1,500
Conveyance Fees	3,200	2,198	2,198	2,200
Reserve Income	68,900	43,919	64,780	64,700
Fences	5,000	-		5,000
Driveways	17,500			20,000
Landscaping		5,250	5,250	
Professional fees	-	14,760	30,000	35,000
Total General Reserve Projects	34,500	20,010	35,250	60,000
Net General Reserves	34,400	23,909	29,530	4,700
Supplemental Fee Reserves				
Supplemental fee income	812,116	557,421	906,700	803,680
Interest on Reserves	500	529	550	-
Advance from South Shore Bank	115,606	-	176,631	453,119
	928,222	557,950	1,083,881	1,256,799
Siding Project	650,964	433,977	650,777	650,400
Roofs	272,547	178,005	247,097	207,276
Masons	39,060	26,680	55,000	84,500
Gutters	125,963	125,963	-	121,537
Other costs	100,584			52,567
Painting		7,181	16,757	28,728
Professional fees		4,911	5,000	2,500
Project management	48,240	94,477	106,000	91,950
Bank interest	2,457	90	3,250	17,341
Repayment of bank loan	-	-	-	-
	1,239,815	871,284	1,083,881	1,256,799
Net Supplemental Fee	(311,593)	(313,334)	-	-
Net Income	\$ (277,120)	\$ (247,924)	\$ 3,986	\$ (18,962)

Notes: The 2022 Projected Actual expenses consists of the actual expenditures for the period of 1/1/22 through 9/30/22 and the forecast expenditures for the period of 10/1/22 through 12/31/22.

Approved by the Board of Trustees on , November 10, 2022

RIVERWALK COMMONS CONDOMINIUM TRUST				
2023 FEE SCHEDULE				
	ADDRESS	PERCENT INTEREST	2022 MONTHLY FEE	2023 4.5% increase
1	4 Rose Court Way	2.260	\$601	628
2	6 Rose Court Way	2.260	\$601	628
3	8 Rose Court Way	2.460	\$654	683
4	9 Rose Court Way	2.020	\$538	562
5	10 Rose Court Way	2.060	\$548	573
6	11 Rose Court Way	1.820	\$483	505
7	12 Rose Court Way	2.260	\$601	628
8	14 Rose Court Way	2.350	\$624	652
9	15 Rose Court Way	2.310	\$615	643
10	16 Rose Court Way	2.460	\$654	683
11	17 Rose Court Way	2.310	\$615	643
12	18 Rose Court Way	2.570	\$683	714
13	19 Rose Court Way	1.820	\$483	505
14	20 Rose Court Way	2.350	\$624	652
15	21 Rose Court Way	1.820	\$483	505
16	22 Rose Court Way	2.570	\$683	714
17	23 Rose Court Way	2.220	\$590	617
18	24 Rose Court Way	2.570	\$683	714
19	25 Rose Court Way	2.020	\$538	562
20	26 Rose Court Way	2.570	\$683	714
21	27 Rose Court Way	2.310	\$615	643
22	28 Rose Court Way	2.460	\$654	683
23	30 Rose Court Way	2.350	\$624	652
24	32 Rose Court Way	2.460	\$654	683
25	34 Rose Court Way	2.350	\$624	652
26	36 Rose Court Way	2.460	\$654	683
27	38 Rose Court Way	2.570	\$683	714
28	4 Riverwalk Lane	2.220	\$602	629
29	6 Riverwalk Lane	2.310	\$615	643
30	7 Riverwalk Lane	2.020	\$538	562
31	8 Riverwalk Lane	2.220	\$590	617
32	9 Riverwalk Lane	2.020	\$538	562
33	10 Riverwalk Lane	2.020	\$538	562
34	11 Riverwalk Lane	1.820	\$483	505
35	12 Riverwalk Lane	2.220	\$590	617
36	14 Riverwalk Lane	2.020	\$538	562
37	15 Riverwalk Lane	2.110	\$561	586
38	16 Riverwalk Lane	2.220	\$590	617
39	17 Riverwalk Lane	2.460	\$654	683
40	18 Riverwalk Lane	1.820	\$483	505
41	20 Riverwalk Lane	2.020	\$538	562
42	22 Riverwalk Lane	2.220	\$590	617
43	24 Riverwalk Lane	1.820	\$483	505
44	26 Riverwalk Lane	2.110	\$561	586
45	28 Riverwalk Lane	2.310	\$615	643
		100.000	\$26,599	\$27,798
			#REF!	\$333,576