

Budget Worksheet
Revision = Walker Wood 2020 Purposed Budget

Account Number	Account Name	Row Total	January	February	March	April	May	June	July	August	September	October	November	December
601400.0000	Other Income													
605000.0000	Association Fee	94,275	0	0	94,275	0	0	0	0	0	0	0	0	0
607999.9999	Total Other Income	94,275	0	0	94,275	0	0	0	0	0	0	0	0	0
608999.9999	Total Income	94,275	0	0	94,275	0	0	0	0	0	0	0	0	0
610000.0000	Expenses													
610050.0000	Utilities													
610100.0000	Electric	1,400	117	117	117	117	117	117	117	117	117	117	117	117
610350.0000	Water & Sanitation	2,460	205	205	205	205	205	205	205	205	205	205	205	205
610999.9999	Total Utilities	3,860	322	322	322	322	322	322	322	322	322	322	322	322
620000.0000	Routine Maintenance													
624300.0000	Lake Maint & Chemicals	2,000	0	0	200	200	200	200	200	200	200	200	200	200
624560.0000	Tree & Shrub Replacement	8,000	0	0	1,600	0	1,600	0	1,600	0	1,600	0	1,600	0
624620.0000	Irrigation	750	0	0	0	0	375	0	0	0	0	0	375	0
629999.9999	Total Routine Maintenance	10,750	0	0	1,800	200	2,175	200	1,800	200	1,800	200	2,175	200
640000.0000	Replacement Parts													
640080.0000	Common Lighting Expense	900	0	150	0	150	0	150	0	150	0	150	0	150
642400.0000	Grounds Contract	30,714	0	0	3,071	3,071	3,071	3,071	3,071	3,071	3,071	3,071	3,071	3,071
647300.0000	Grounds Maintenance	1,500	0	150	150	150	150	150	150	150	150	150	150	0
648150.0000	Backflow Inspection	90	0	0	0	0	0	90	0	0	0	0	0	0
649600.0000	Fencing	3,934	0	656	0	656	0	656	0	656	0	656	0	656
649999.9999	Total Replacement Parts	37,138	0	956	3,221	4,027	3,221	4,117	3,221	4,027	3,221	4,027	3,221	3,877
660000.0000	Administrative Expenses													
660300.0000	Auditing & Accounting Fees	195	0	0	0	0	195	0	0	0	0	0	0	0
660420.0000	Copier Expense / Copies	2,100	175	175	175	175	175	175	175	175	175	175	175	175
660500.0000	Misc Administrative Expense	1,995	0	332	0	332	0	332	0	332	0	332	0	332
661200.0000	Lien Expense	500	0	0	0	250	0	0	0	250	0	0	0	0
663050.0000	Website Expense	500	0	0	0	0	0	0	500	0	0	0	0	0
663100.0000	Postage	2,200	183	183	183	183	183	183	183	183	183	183	183	183
669999.9999	Total Administrative Expense	7,490	358	690	358	940	553	690	858	690	608	690	358	690
680000.0000	Other Expenses													
680100.0000	Management Fees	14,448	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
681100.0000	Real Estate Taxes	5,500	0	0	0	5,500	0	0	0	0	0	0	0	0
681400.0000	Insurance	850	0	0	0	850	0	0	0	0	0	0	0	0
681500.0000	Reserve Funding	14,239	0	0	0	14,239	0	0	0	0	0	0	0	0
688999.9999	Total Other Expenses	35,037	1,204	1,204	1,204	21,793	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
699998.9999	Total Operating Expenses	94,275	1,884	3,172	6,905	27,282	7,475	6,533	7,405	6,443	7,155	6,443	7,280	6,293
699999.9999	NOI Before Capital Paint & Debt	0	-1,884	-3,172	87,370	-27,282	-7,475	-6,533	-7,405	-6,443	-7,155	-6,443	-7,280	-6,293
730000.0000	Cash Flow Before Debt Service	0	-1,884	-3,172	87,370	-27,282	-7,475	-6,533	-7,405	-6,443	-7,155	-6,443	-7,280	-6,293
780000.0000	Net Operating Flow / (Drain)	0	-1,884	-3,172	87,370	-27,282	-7,475	-6,533	-7,405	-6,443	-7,155	-6,443	-7,280	-6,293
870000.0591	Reserve Income	14,239	0	0	0	14,239	0	0	0	0	0	0	0	0
870000.9999	Replacement Reserve Total Activity	14,239	0	0	0	14,239	0	0	0	0	0	0	0	0
890000.0000	Net Result	14,239	-1,884	-3,172	87,370	-13,043	-7,475	-6,533	-7,405	-6,443	-7,155	-6,443	-7,280	-6,293
	CASH FLOW	14,239	-1,884	-3,172	87,370	-13,043	-7,475	-6,533	-7,405	-6,443	-7,155	-6,443	-7,280	-6,293