2025 Budget Walker Woods

8262 419 Units

Property = 8262,Book = Cash,Start Month = 01/2025,Duration = 12 months

Account Number	Account Name	D	N	2024 01/2024-12/2024	2025 1/2025-12/2025
601400.0000	Other Income				
605000.0000	Association Fee			104,750	104,750
607999.9999	Total Other Income			104,750	104,750
608999.9999	Total Income			104,750	104,750
610000.0000	Expenses				
610050.0000	Utilities				
610100.0000	Electric			1,900	1,775
610350.0000	Water & Sanitation			1,500	1,900
610999.9999	Total Utilities			3,400	3,675
620000.0000	Routine Maintenance				
621580.0000	Security Camera			0	5,250
624300.0000	Lake Maint & Chemicals			2,500	2,800
624560.0000	Tree & Shrub Replacement			8,000	5,000
624620.0000	Irrigation			2,000	2,000
629999.9999	Total Routine Maintenance			12,500	15,050
640000.0000	Replacement Parts				
640080.0000	Common Lighting Expense			1,000	850
642400.0000	Grounds Contract			37,600	38,500
647300.0000	Grounds Maintenance			3,000	2,000
648150.0000	Backflow Inspection			250	250
649600.0000	Fencing			1,500	1,200
649999.9999	Total Replacement Parts			43,350	42,800
660000.0000	Administrative Expenses				
660300.0000	Auditing & Accounting Fees			250	275
660420.0000	Copier Expense / Copies			1,200	1,000
660500.0000	Misc Administrative Expense			3,900	3,900
661200.0000	Lien Expense			500	500
663050.0000	Website Expense			1,050	1,050
663100.0000	Postage			600	650
669999.9999	Total Administrative Expen			7,500	7,375
680000.0000	Other Expenses				
680100.0000	Management Fees			16,620	17,280
681100.0000	Real Estate Taxes			5,600	5,500
681400.0000	Insurance			4,100	5,500
681500.0000	Reserve Funding			11,680	7,570
688999.9999	Total Other Expenses			38,000	35,850

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Account Number	Account Name	D	N	2024 01/2024-12/2024	2025 1/2025-12/2025
699998.9999	Total Operating Expenses			104,750	104,750
699999.9999	NOI Before Capital Paint &			0	0
730000.0000	Cash Flow Before Debt Service			0	0
780000.0000	Net Operating Flow / (Drain)			0	0
870000.0000	Replacement Reserve Fund (0=inc. 4=exp.)				
870000.0591	Reserve Income			12,265	7,570
870000.9999	Replacement Reserve Total A			12,265	7,570
890000.0000	Net Result			12,265	7,570
	CASH FLOW			12,265	7,570