2026 Budget Walker Woods

8262 419 Lots

Property = 8262,Book = Cash,Start Month = 01/2026,Duration = 12 months

Account Number	Account Name	D	N	2025 01/2025-12/2025	2026 1/2026-12/2026
601400.0000	Other Income				
605000.0000	Association Fee			104,750	111,035
607999.9999	Total Other Income			104,750	111,035
608999.9999	Total Income			104,750	111,035
610000.0000	Expenses				
610050.0000	Utilities				
610100.0000	Electric			1,775	1,864
610350.0000	Water & Sanitation			1,900	2,500
610999.9999	Total Utilities			3,675	4,364
620000.0000	Routine Maintenance				
621580.0000	Security Camera			5,250	5,450
624300.0000	Lake Maint & Chemicals			2,800	3,425
624560.0000	Tree & Shrub Replacement			5,000	5,000
624620.0000	Irrigation			2,000	2,000
629999.9999	Total Routine Maintenance			15,050	15,875
640000.0000	Replacement Parts				
640080.0000	Common Lighting Expense			850	1,460
642400.0000	Grounds Contract			38,500	39,720
647300.0000	Grounds Maintenance			2,000	2,900
648150.0000	Backflow Inspection			250	250
649600.0000	Fencing			1,200	1,200
649999.9999	Total Replacement Parts			42,800	45,530
660000.0000	Administrative Expenses				
660200.0000	Legal			0	500
660300.0000	Auditing & Accounting Fees			275	275
660420.0000	Copier Expense / Copies			1,000	1,080
660500.0000	Misc Administrative Expense			3,900	4,226
661200.0000	Lien Expense			500	0
663050.0000	Website Expense			1,050	1,100
663100.0000	Postage			650	735
669999.9999	Total Administrative Expen			7,375	7,916
680000.0000	Other Expenses				
680100.0000	Management Fees			17,280	17,928
681100.0000	Real Estate Taxes			5,500	4,264
681400.0000	Insurance			5,500	5,058
681500.0000	Reserve Funding			7,570	0

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Account Number	Account Name	D	N	2025 01/2025-12/2025	2026 1/2026-12/2026
681550.0000	Replacement Reserve Funding			0	10,100
688999.9999	Total Other Expenses			35,850	37,350
699998.9999	Total Operating Expenses			104,750	111,035
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			0	10,100
870000.0995	Interest Current Yr			0	36
870000.4300	Fence Expense			0	15,000
870000.4770	Tree Maintenance			0	10,000
870000.9999	Replacement Reserve Total A			0	-14,864
890000.0000	Net Result			0	-14,864
	CASH FLOW			0	-14,864