

Budget Worksheet

Approved WW 2024 Budget

Property = 8262, Book = Cash, Start Month = 01/2024, Duration = 12 months

Account	Account	D	N	Row	January	February	March	April	May	June	July	August	September	October	November	December
Number	Name				Total											
601400.0000	Other Income															
605000.0000	Association Fee			104,750	0	0	104,750	0	0	0	0	0	0	0	0	0
607999.9999	Total Other Income			104,750	0	0	104,750	0	0	0	0	0	0	0	0	0
608999.9999	Total Income			104,750	0	0	104,750	0	0	0	0	0	0	0	0	0
610000.0000	Expenses															
610050.0000	Utilities															
610100.0000	Electric			1,900	158	158	158	158	158	158	158	158	158	158	158	158
610350.0000	Water & Sanitation			1,500	125	125	125	125	125	125	125	125	125	125	125	125
610999.9999	Total Utilities			3,400	283	283	283	283	283	283	283	283	283	283	283	283
620000.0000	Routine Maintenance															
624300.0000	Lake Maint & Chemicals			2,500	0	0	250	250	250	250	250	250	250	250	250	250
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			2,000	0	0	0	0	1,000	0	0	0	0	0	1,000	0
629999.9999	Total Routine Maintenance			12,500	0	0	1,850	250	2,850	250	1,850	250	1,850	250	2,850	250
640000.0000	Replacement Parts															
640080.0000	Common Lighting Expense			1,000	0	200	0	200	0	200	0	200	0	200	0	0
642400.0000	Grounds Contract			37,600	0	0	3,760	3,760	3,760	3,760	3,760	3,760	3,760	3,760	3,760	3,760
647300.0000	Grounds Maintenance			3,000	0	500	0	500	0	500	0	500	0	500	500	0
648150.0000	Backflow Inspection			250	0	0	0	0	0	250	0	0	0	0	0	0
649600.0000	Fencing			1,500	0	0	300	0	0	300	0	300	0	300	0	300
649999.9999	Total Replacement Parts			43,350	0	700	4,060	4,460	3,760	5,010	3,760	4,760	3,760	4,760	4,260	4,060
660000.0000	Administrative Expenses															
660300.0000	Auditing & Accounting Fees			250	0	0	0	250	0	0	0	0	0	0	0	0

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Account	Account	D N	Row	January	February	March	April	May	June	July	August	September	October	November	December
Number	Name		Total												
660420.0000	Copier Expense / Copies		1,200	100	100	100	100	100	100	100	100	100	100	100	100
660500.0000	Misc Administrative Expense		3,900	50	800	50	50	50	50	50	50	50	50	50	2,600
661200.0000	Lien Expense		500	0	0	0	250	0	0	0	0	250	0	0	0
663050.0000	Website Expense		1,050	0	0	150	0	0	0	750	0	0	150	0	0
663100.0000	Postage		600	50	50	50	50	50	50	50	50	50	50	50	50
669999.9999	Total Administrative Expenses		7,500	200	950	350	700	200	200	950	200	450	350	200	2,750
680000.0000	Other Expenses														
680100.0000	Management Fees		16,620	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
681100.0000	Real Estate Taxes		5,600	0	0	0	5,600	0	0	0	0	0	0	0	0
681400.0000	Insurance		4,100	0	0	0	1,100	0	0	0	0	0	3,000	0	0
681500.0000	Reserve Funding		11,680	0	0	0	11,680	0	0	0	0	0	0	0	0
688999.9999	Total Other Expenses		38,000	1,385	1,385	1,385	19,765	1,385	1,385	1,385	1,385	1,385	4,385	1,385	1,385
699998.9999	Total Operating Expenses		104,750	1,868	3,318	7,928	25,458	8,478	7,128	8,228	6,878	7,728	10,028	8,978	8,728
699999.9999	NOI Before Capital Paint &		0	-1,868	-3,318	96,822	-25,458	-8,478	-7,128	-8,228	-6,878	-7,728	-10,028	-8,978	-8,728
730000.0000	Cash Flow Before Debt Service		0	-1,868	-3,318	96,822	-25,458	-8,478	-7,128	-8,228	-6,878	-7,728	-10,028	-8,978	-8,728
780000.0000	Net Operating Flow / (Drain)		0	-1,868	-3,318	96,822	-25,458	-8,478	-7,128	-8,228	-6,878	-7,728	-10,028	-8,978	-8,728
870000.0000	Replacement Reserve Fund (0=inc. 4=exp.)														
870000.0591	Reserve Income		12,265	0	0	0	12,265	0	0	0	0	0	0	0	0
870000.9999	Replacement Reserve Total /		12,265	0	0	0	12,265	0	0	0	0	0	0	0	0
890000.0000	Net Result		12,265	-1,868	-3,318	96,822	-13,193	-8,478	-7,128	-8,228	-6,878	-7,728	-10,028	-8,978	-8,728
	CASH FLOW		12,265	-1,868	-3,318	96,822	-13,193	-8,478	-7,128	-8,228	-6,878	-7,728	-10,028	-8,978	-8,728

**Balance Sheet (Cash)
Walker Wood (8262)
December 31, 2023**

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1/12/2024

		Operating	Reserves	Total
ASSETS				
Cash - Operations				
110100.0000	Cash - Operating Acct	54,300.79	0.00	54,300.79
110230.0001	Cash in Savings-Other	44,509.49	0.00	44,509.49
	Total Operating Funds	<u>98,810.28</u>	<u>0.00</u>	<u>98,810.28</u>
Cash for Reserves				
112001.0000	Cash - Reserve Acct	0.00	26,573.94	26,573.94
	Total Reserves Funds	<u>0.00</u>	<u>26,573.94</u>	<u>26,573.94</u>
	Total Current Assets	<u>98,810.28</u>	<u>26,573.94</u>	<u>125,384.22</u>
Total Assets		<u>98,810.28</u>	<u>26,573.94</u>	<u>125,384.22</u>
LIABILITIES				
EQUITY				
	Owners Equity	91,509.45	0.00	91,509.45
	Current Year Income/(Loss)	7,300.83	0.00	7,300.83
	Replacement Reserve Prior Years	0.00	25,494.22	25,494.22
	Replacement Reserve Current Year	0.00	1,079.72	1,079.72
	Total Equity	<u>98,810.28</u>	<u>26,573.94</u>	<u>125,384.22</u>
Total Liabilities and Owners Equity		<u>98,810.28</u>	<u>26,573.94</u>	<u>125,384.22</u>

Cash Basis Income Statement
Walker Wood (8262)
For the period ending December 31, 2023

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Operating Income								
605000.0000	Association Fee	0.00	0.00	0.00	103,211.00	104,750.00	(1,539.00)	104,750.00
605400.0000	Insurance Reimbursement	0.00	0.00	0.00	3,106.99	0.00	3,106.99	0.00
603820.0000	HOA Late Fees	0.00	0.00	0.00	1,695.00	0.00	1,695.00	0.00
605700.0000	Interest Income	3.78	0.00	3.78	44.51	0.00	44.51	0.00
	Total Income	<u>3.78</u>	<u>0.00</u>	<u>3.78</u>	<u>108,057.50</u>	<u>104,750.00</u>	<u>3,307.50</u>	<u>104,750.00</u>
681500.0000	Reserve Funding	0.00	0.00	0.00	(19,888.00)	(19,888.00)	0.00	(19,888.00)
	Total Operating Income	<u><u>3.78</u></u>	<u><u>0.00</u></u>	<u><u>3.78</u></u>	<u><u>88,169.50</u></u>	<u><u>84,862.00</u></u>	<u><u>3,307.50</u></u>	<u><u>84,862.00</u></u>
Operating Expenses								
Utilities								
610100.0000	Electric	210.30	158.37	(51.93)	1,544.47	1,900.00	355.53	1,900.00
610350.0000	Water & Sanitation	24.00	208.37	184.37	667.98	2,500.00	1,832.02	2,500.00
	Total Utilities	<u>234.30</u>	<u>366.74</u>	<u>132.44</u>	<u>2,212.45</u>	<u>4,400.00</u>	<u>2,187.55</u>	<u>4,400.00</u>
Maintenance								
640080.0000	Common Lighting Expense	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
648150.0000	Backflow Inspection	0.00	0.00	0.00	0.00	250.00	250.00	250.00
649600.0000	Fencing	0.00	300.00	300.00	610.00	1,500.00	890.00	1,500.00
	Total Maintenance	<u>0.00</u>	<u>300.00</u>	<u>300.00</u>	<u>610.00</u>	<u>2,750.00</u>	<u>2,140.00</u>	<u>2,750.00</u>
Grounds Care								
624300.0000	Lake Maint & Chemicals	224.71	240.00	15.29	2,741.96	2,400.00	(341.96)	2,400.00
624560.0000	Tree & Shrub Replacement	0.00	0.00	0.00	2,925.00	8,000.00	5,075.00	8,000.00
624620.0000	Irrigation	0.00	0.00	0.00	2,482.86	1,500.00	(982.86)	1,500.00
642400.0000	Grounds Contract	3,122.65	3,108.20	(14.45)	31,910.33	31,082.00	(828.33)	31,082.00
647300.0000	Grounds Maintenance	126.00	0.00	(126.00)	4,095.94	2,500.00	(1,595.94)	2,500.00
	Total Grounds Care	<u>3,473.36</u>	<u>3,348.20</u>	<u>(125.16)</u>	<u>44,156.09</u>	<u>45,482.00</u>	<u>1,325.91</u>	<u>45,482.00</u>
Administrative Expense								
660200.0000	Legal	(65.00)	0.00	65.00	(390.00)	0.00	390.00	0.00
660300.0000	Auditing & Accounting Fees	0.00	0.00	0.00	225.00	275.00	50.00	275.00
660420.0000	Copier Expense / Copies	21.25	100.00	78.75	675.43	1,200.00	524.57	1,200.00
660500.0000	Misc Administrative Expense	342.10	150.00	(192.10)	3,221.15	3,675.00	453.85	3,675.00
661200.0000	Lien Expense	0.00	0.00	0.00	690.00	500.00	(190.00)	500.00
663050.0000	Website Expense	0.00	0.00	0.00	935.00	750.00	(185.00)	750.00

Cash Basis Income Statement
Walker Wood (8262)
For the period ending December 31, 2023

<u>Account</u>	<u>Account Name</u>	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>MTD \$ Variance</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>YTD \$ Variance</u>	<u>Annual Budget</u>
663100.0000	Postage	7.16	54.13	46.97	528.54	650.00	121.46	650.00
680100.0000	Management Fees	1,315.00	1,315.00	0.00	15,780.00	15,780.00	0.00	15,780.00
681100.0000	Real Estate Taxes	0.00	0.00	0.00	5,286.49	5,500.00	213.51	5,500.00
681400.0000	Insurance	0.00	0.00	0.00	6,938.52	3,900.00	(3,038.52)	3,900.00
	Total Administrative	<u>1,620.51</u>	<u>1,619.13</u>	<u>(1.38)</u>	<u>33,890.13</u>	<u>32,230.00</u>	<u>(1,660.13)</u>	<u>32,230.00</u>
Total Operating Expenses		<u>5,328.17</u>	<u>5,634.07</u>	<u>305.90</u>	<u>80,868.67</u>	<u>84,862.00</u>	<u>3,993.33</u>	<u>84,862.00</u>
Net Operating Income / (Loss)		<u>(5,324.39)</u>	<u>(5,634.07)</u>	<u>309.68</u>	<u>7,300.83</u>	<u>0.00</u>	<u>7,300.83</u>	<u>0.00</u>

Reserve Cash Basis Income Statement
Walker Wood (8262)
For the period ending December 31, 2023

Account	Account Name	MTD Actual	MTD Budget	MTD \$ Variance	YTD Actual	YTD Budget	YTD \$ Variance	Annual Budget
Reserve Income								
870000.0591	Reserve Income	0.00	0.00	0.00	19,888.00	19,888.00	0.00	19,888.00
870000.0995	Interest Current Yr	3.38	0.00	3.38	44.22	0.00	44.22	0.00
	Total Reserve Income	<u>3.38</u>	<u>0.00</u>	<u>3.38</u>	<u>19,932.22</u>	<u>19,888.00</u>	<u>44.22</u>	<u>19,888.00</u>
Reserve Expenses								
870000.4275	Entryway Expense	0.00	0.00	0.00	5,997.50	0.00	(5,997.50)	0.00
870000.4670	Signage Expense	0.00	0.00	0.00	12,855.00	0.00	(12,855.00)	0.00
	Total Reserve Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>18,852.50</u>	<u>0.00</u>	<u>(18,852.50)</u>	<u>0.00</u>
	Net Income / (Loss)	<u><u>3.38</u></u>	<u><u>0.00</u></u>	<u><u>3.38</u></u>	<u><u>1,079.72</u></u>	<u><u>19,888.00</u></u>	<u><u>(18,808.28)</u></u>	<u><u>19,888.00</u></u>