

		2023	Jan-Sept 24	2024	2025
		Actual	Actual	Budget	Proposed Budget
INCOME					
Recurring Assessments					
4000	Maintenance Fees	166,479	123,621	150,000	150,000
Total Recurring Assessments		166,479	123,621	150,000	150,000
Other Income					
4106	Fines & Fees		0	-	0
4113	Lot Sale Proceeds		0	-	0
4115	Bank Interest	1,240	86	600	200
Total Other Income		1,240	86	600	200
TOTAL INCOME		167,719	123,707	150,600	150,200
EXPENSES					
Maintenance					
5000	Landscaping Contract	94,408	69,344	95,400	95,000
5001	Landscaping Irrigation	8,112	3,858	7,400	5,000
5002	Fertilizing			-	0
5004	Common Area Tree Maintenance	6,290	6,565	4,000	8,000
5013	Signs			500	500
5015	General Maintenance Repairs	0	250	1,000	1,000
	Road Repairs			4,000	5,000
5018	Parking Lot Repairs	34,165	0		0
5054	Safety	3,212	0		3,000
Total Maintenance		146,187	80,017	112,300	117,500
Utilities					
5100	Electric	303	230	530	300
5101	Water & Sewer	497	477	470	600
Total Utilities		800	707	1,000	900
Administrative					
5200	Management Fee	10,800	8,100	10,800	10,800
5201	Postage/Printing/Supplies	643	604	1,000	800
5206	Website	153	166	150	175
5208	Property Taxes	11			
5209	Meeting Expense	229	278	250	275
5217	Walden CIA Dues	0	200	-	200
5230	Federal Taxes	0			
Total Administrative		11,836	9,348	12,200	12,250
Professional Fees					
5302	Legal-Corporate	48,384	12,562	20,000	13,000
5304	Tax Preparation	350	350	350	350
5305	Security	200	200	200	200
5315	Engineering	6,107	197	-	
Total Professional Fees		55,041	13,309	20,550	13,550
Insurance					
5400	Directors & Officers	2,741	4,246	3,000	4,300
5401	General Liability	1,534	1,713	1,550	1,700
Total Insurance		4,275	5,959	4,550	6,000
TOTAL EXPENSES		218,139	109,340	150,600	150,200
NET INCOME		(50,420)	14,367	-	-