



# **Walden's Town House Association, Section 7**

**MONTHLY FINANCIAL REPORTING PACKAGE**

**12/31/2025**

# Walden's Town House Association, Section 7

Balance Sheet as of 12/31/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Cash - Operating Fund</b>			
1000 - AAB Checking-6731	\$34,011.30		\$34,011.30
<b>Total Cash - Operating Fund</b>	<b>\$34,011.30</b>		<b>\$34,011.30</b>
<b>Cash - Reserve Fund</b>			
1100 - AAB Money Market-0905		\$18,365.18	\$18,365.18
<b>Total Cash - Reserve Fund</b>		<b>\$18,365.18</b>	<b>\$18,365.18</b>
<b>Total Assets</b>	<b>\$34,011.30</b>	<b>\$18,365.18</b>	<b>\$52,376.48</b>
<b>Liabilities / Equity</b>			
<b>Accounts Payable</b>			
2000 - Accounts Payable	\$203.63		\$203.63
<b>Total Accounts Payable</b>	<b>\$203.63</b>		<b>\$203.63</b>
<b>Owners Equity</b>			
3500 - Retained Earnings	(\$10,792.33)		(\$10,792.33)
3501 - Opening Balance Equity	\$36,855.25		\$36,855.25
<b>Total Owners Equity</b>	<b>\$26,062.92</b>		<b>\$26,062.92</b>
<b>Net Income</b>			
3900 - Net Income	\$26,081.39	\$28.54	\$26,109.93
<b>Total Net Income</b>	<b>\$26,081.39</b>	<b>\$28.54</b>	<b>\$26,109.93</b>
<b>Total Liabilities / Equity</b>	<b>\$52,347.94</b>	<b>\$28.54</b>	<b>\$52,376.48</b>

# Walden's Town House Association, Section 7

## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Assessment Income</b>							
4000 - Residential Assessments	-	12,500.00	(12,500.00)	152,540.33	150,000.00	2,540.33	150,000.00
<b>Total Assessment Income</b>	<b>-</b>	<b>12,500.00</b>	<b>(12,500.00)</b>	<b>152,540.33</b>	<b>150,000.00</b>	<b>2,540.33</b>	<b>150,000.00</b>
<b>Investment Income</b>							
4600 - Interest Income - Operating Accounts	.84	16.63	(15.79)	19.65	200.00	(180.35)	200.00
<b>Total Investment Income</b>	<b>.84</b>	<b>16.63</b>	<b>(15.79)</b>	<b>19.65</b>	<b>200.00</b>	<b>(180.35)</b>	<b>200.00</b>
<b>Other Income</b>							
4890 - Miscellaneous Income	-	-	-	292.00	-	292.00	-
<b>Total Other Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>292.00</b>	<b>-</b>	<b>292.00</b>	<b>-</b>
<b>Total Income</b>	<b>.84</b>	<b>12,516.63</b>	<b>(12,515.79)</b>	<b>152,851.98</b>	<b>150,200.00</b>	<b>2,651.98</b>	<b>150,200.00</b>
<b>Operating Expense</b>							
<b>Administrative Expense</b>							
5025 - Billing/Collections	-	-	-	20.00	-	(20.00)	-
5050 - Meeting Room Rentals	(500.00)	22.88	522.88	240.00	275.00	35.00	275.00
5070 - Website Maintenance	-	14.62	14.62	-	175.00	175.00	175.00
5100 - Printing & Copying	2.60	33.37	30.77	302.40	400.00	97.60	400.00
5105 - Envelopes & Packaging Distribution	4.50	-	(4.50)	21.60	-	(21.60)	-
5110 - Postage	7.80	33.37	25.57	45.24	400.00	354.76	400.00
5190 - Master Association Fee	-	16.63	16.63	50.00	200.00	150.00	200.00
<b>Total Administrative Expense</b>	<b>(485.10)</b>	<b>120.87</b>	<b>605.97</b>	<b>679.24</b>	<b>1,450.00</b>	<b>770.76</b>	<b>1,450.00</b>
<b>Insurance Expense</b>							
5200 - Insurance Policies	-	500.00	500.00	6,286.00	6,000.00	(286.00)	6,000.00
<b>Total Insurance Expense</b>	<b>-</b>	<b>500.00</b>	<b>500.00</b>	<b>6,286.00</b>	<b>6,000.00</b>	<b>(286.00)</b>	<b>6,000.00</b>
<b>Utilities Expense</b>							
5310 - Electricity Service	39.34	25.00	(14.34)	578.90	300.00	(278.90)	300.00
5340 - Water & Sewer Service	50.83	50.00	(.83)	655.79	600.00	(55.79)	600.00
<b>Total Utilities Expense</b>	<b>90.17</b>	<b>75.00</b>	<b>(15.17)</b>	<b>1,234.69</b>	<b>900.00</b>	<b>(334.69)</b>	<b>900.00</b>
<b>Landscape Expense</b>							
5400 - Grounds & Landscaping - Contract	7,650.80	7,916.63	265.83	91,809.60	95,000.00	3,190.40	95,000.00
5420 - Landscaping - Tree Maintenance	-	666.63	666.63	5,130.00	8,000.00	2,870.00	8,000.00
5450 - Landscaping - Irrigation Repair & Maintenance	75.00	416.63	341.63	2,035.00	5,000.00	2,965.00	5,000.00
<b>Total Landscape Expense</b>	<b>7,725.80</b>	<b>8,999.89</b>	<b>1,274.09</b>	<b>98,974.60</b>	<b>108,000.00</b>	<b>9,025.40</b>	<b>108,000.00</b>
<b>Contracted Services</b>							
5570 - Courtesy Patrol Officers	-	16.63	16.63	480.00	200.00	(280.00)	200.00
<b>Total Contracted Services</b>	<b>-</b>	<b>16.63</b>	<b>16.63</b>	<b>480.00</b>	<b>200.00</b>	<b>(280.00)</b>	<b>200.00</b>
<b>Repair &amp; Maintenance Expense</b>							

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## Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
5600 - General Repair & Maintenance	-	83.37	83.37	175.00	1,000.00	825.00	1,000.00
5605 - Signage Repair & Maintenance	-	41.63	41.63	-	500.00	500.00	500.00
5607 - Safety Repair & Maintenance	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
5655 - Asphalt/Road Repairs & Maintenance	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
<b>Total Repair &amp; Maintenance Expense</b>	<b>-</b>	<b>791.63</b>	<b>791.63</b>	<b>175.00</b>	<b>9,500.00</b>	<b>9,325.00</b>	<b>9,500.00</b>
<b>Professional Services</b>							
5700 - Audit & Tax Services	-	29.13	29.13	350.00	350.00	-	350.00
5710 - Legal Services - General/Corporate	1,867.85	1,083.37	(784.48)	6,995.18	13,000.00	6,004.82	13,000.00
5750 - Management Fee	950.00	900.00	(50.00)	11,400.00	10,800.00	(600.00)	10,800.00
<b>Total Professional Services</b>	<b>2,817.85</b>	<b>2,012.50</b>	<b>(805.35)</b>	<b>18,745.18</b>	<b>24,150.00</b>	<b>5,404.82</b>	<b>24,150.00</b>
<b>Property/Real Estate Taxes</b>							
5900 - Property/Real Estate Taxes	195.88	-	(195.88)	195.88	-	(195.88)	-
<b>Total Property/Real Estate Taxes</b>	<b>195.88</b>	<b>-</b>	<b>(195.88)</b>	<b>195.88</b>	<b>-</b>	<b>(195.88)</b>	<b>-</b>
<b>Total Expense</b>	<b>10,344.60</b>	<b>12,516.52</b>	<b>2,171.92</b>	<b>126,770.59</b>	<b>150,200.00</b>	<b>23,429.41</b>	<b>150,200.00</b>
<b>Operating Net Total</b>	<b>(10,343.76)</b>	<b>.11</b>	<b>(10,343.87)</b>	<b>26,081.39</b>	<b>-</b>	<b>26,081.39</b>	<b>-</b>

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	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Income</b>							
<b>Reserve Investment Income</b>							
4650 - Interest Income - Money Market Accounts	2.34	-	2.34	28.54	-	28.54	-
<b>Total Reserve Investment Income</b>	<b>2.34</b>	<b>-</b>	<b>2.34</b>	<b>28.54</b>	<b>-</b>	<b>28.54</b>	<b>-</b>
<b>Total Income</b>	<b>2.34</b>	<b>-</b>	<b>2.34</b>	<b>28.54</b>	<b>-</b>	<b>28.54</b>	<b>-</b>
<b>Reserve Net Total</b>	<b>2.34</b>	<b>-</b>	<b>2.34</b>	<b>28.54</b>	<b>-</b>	<b>28.54</b>	<b>-</b>
<b>Net Total</b>	<b>(10,341.42)</b>	<b>.11</b>	<b>(10,341.53)</b>	<b>26,109.93</b>	<b>-</b>	<b>26,109.93</b>	<b>-</b>