

Fiscal Year Budget

Property: University Woods at Centennial

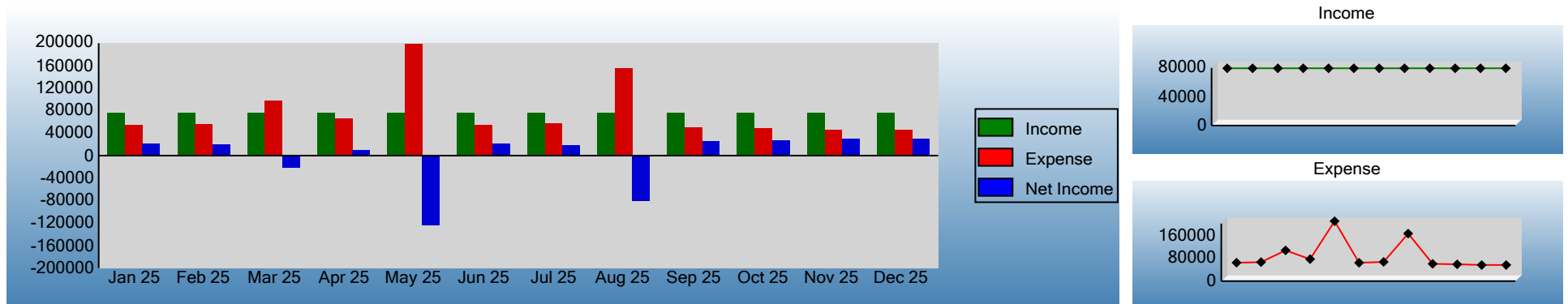
1/1/2025-12/31/2025 Profit & Loss

	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	TOTAL
INCOME													
4001 HOA Assessments	55,728.00	55,728.00	55,728.00	55,728.00	55,728.00	55,728.00	55,728.00	55,728.00	55,728.00	55,728.00	55,728.00	55,728.00	668,736.00
4002 HOA Special Assessments	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	4,750.00	57,000.00
4010 Utilities Income	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	180,000.00
TOTAL INCOME	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	905,736.00
EXPENSE													
5100 Building Maintenance													
5115 Plumbing Repairs	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
5118 Building Repairs	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00
5126 Extermination/Termite Bond	500.00	500.00	500.00	500.00	2,500.00	500.00	500.00	500.00	500.00	2,500.00	500.00	500.00	10,000.00
5132 Exterior Building Repairs & I	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	1,710.00	20,520.00
5133 Roof Repairs	250.00	250.00	250.00	250.00	500.00	250.00	250.00	500.00	250.00	250.00	250.00	250.00	3,500.00
5135 Gutters Repairs/Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	0.00	0.00	4,000.00
5100 Total Building Maintenance	4,660.00	4,660.00	4,660.00	4,660.00	6,910.00	4,660.00	4,660.00	4,910.00	8,660.00	6,660.00	4,660.00	4,660.00	64,420.00
5200 Grounds													
5201 Grounds Contract	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	61,200.00
5204 Grounds Extra	0.00	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
5206 Grounds Clean Up	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
5211 Retention Ponds	0.00	0.00	900.00	400.00	0.00	1,750.00	0.00	0.00	0.00	0.00	0.00	0.00	3,050.00
5200 Total Grounds	7,100.00	17,100.00	8,000.00	7,500.00	7,100.00	8,850.00	7,100.00	7,100.00	7,100.00	7,100.00	7,100.00	7,100.00	98,250.00
5500 Utilities													
5502 Utilities - Area Lights	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
5503 Utilities - Water	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	18,500.00	222,000.00
5509 Fire Inspection	150.00	150.00	150.00	15,000.00	150.00	2,350.00	150.00	150.00	150.00	150.00	150.00	150.00	18,850.00
5510 Trash Disposal	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	8,000.00	8,000.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	81,000.00
5500 Total Utilities	27,650.00	27,650.00	27,650.00	42,500.00	27,650.00	31,350.00	29,150.00	27,650.00	27,650.00	27,650.00	27,650.00	27,650.00	351,850.00
5600 General Expenses													
5602 Accounting Fees	0.00	0.00	0.00	4,959.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,959.00
5603 Legal Fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
5607 Printing, Forms and Miscell	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5611 Meeting Expense	50.00	0.00	0.00	50.00	0.00	50.00	0.00	0.00	50.00	300.00	0.00	0.00	500.00
5613 HOA Management Fee	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	3,400.00	40,800.00
5618 Insurance	0.00	0.00	0.00	0.00	0.00	2,385.00	0.00	109,000.00	0.00	0.00	0.00	0.00	111,385.00
5600 Total General Expenses	3,675.00	3,625.00	3,625.00	8,634.00	3,625.00	6,060.00	3,625.00	112,625.00	3,675.00	3,925.00	3,625.00	3,625.00	160,344.00
6000 Administrative Apartments													
6012 Mail delivery	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00

	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	TOTAL
6000 Total Administrative Aptm	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	24,000.00
7001 Capital Expenses													
7007 Parking Lot - cap ex	0.00	0.00	50,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00
7016 Grading	8,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00
7028 Roof Replacement	0.00	0.00	0.00	0.00	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00
7040 Powerwashing	0.00	0.00	0.00	0.00	0.00	0.00	9,200.00	0.00	0.00	0.00	0.00	0.00	9,200.00
7084 Insurance 10K	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
7001 Total Capital Expenses	9,000.00	1,000.00	51,000.00	1,000.00	151,000.00	1,000.00	10,200.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	229,200.00
TOTAL EXPENSE	54,085.00	56,035.00	96,935.00	66,294.00	198,285.00	53,920.00	56,735.00	155,285.00	50,085.00	48,335.00	46,035.00	46,035.00	928,064.00
NET INCOME	21,393.00	19,443.00	-21,457.00	9,184.00	-122,807.00	21,558.00	18,743.00	-79,807.00	25,393.00	27,143.00	29,443.00	29,443.00	-22,328.00

NET INCOME SUMMARY

Income	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	75,478.00	905,736.00
Expense	-54,085.00	-56,035.00	-96,935.00	-66,294.00	-198,285.00	-53,920.00	-56,735.00	-155,285.00	-50,085.00	-48,335.00	-46,035.00	-46,035.00	-928,064.00
NET INCOME	21,393.00	19,443.00	-21,457.00	9,184.00	-122,807.00	21,558.00	18,743.00	-79,807.00	25,393.00	27,143.00	29,443.00	29,443.00	-22,328.00



JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	TOTAL
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