

Kokopelli Professional Plaza

2026 Approved Budget

		2025 Actual	2025	
Income		2025 Approved	*YTD	Projected 2026 Approved
4528	Common Area Maintenance	57,013.82	44,358.95	55,000.00 57,013.82
4529	Commercial Improvement Fund	15,017.30	11,625.16	14,000.00 15,017.30
5720	Interest on Bank Accounts	0.00	21.94	23.00 0.00
5800	Late Fees	0.00	0.00	0.00 0.00
Total Income		72,031.12	56,006.05	69,023.00 72,031.12

		2025 Actual	2025	
Expenses		2025 Approved	*YTD	Projected 2026 Approved
6269	Roof/Gutter Maintenance	2,500.00	0.00	0.00 2,500.00
6217	Road/Parking Lot Repair	2,500.00	0.00	0.00 2,500.00
6210	Repair & Maintenance	4,000.00	0.00	0.00 4,000.00
6258	Landscape Maint- On Contract	7,950.00	2,996.74	3,396.74 4,000.00
6277	Sign / Lighting Repair	100.00	0.00	0.00 100.00
6260	Grounds Maintenance	2,500.00	1,152.25	1,372.25 2,000.00
6261	Snow & Ice Removal	1,500.00	0.00	0.00 1,500.00
6270	Irrigation System Expense	300.00	275.00	275.00 400.00
6268	Pest Control	200.00	0.00	0.00 200.00
6300	Management	4,200.00	3,000.00	3,600.00 3,960.00
6311	Security Service	2,255.00	2,011.00	2,511.00 2,550.00
6320	Insurance	8,800.00	4,705.89	8,361.87 9,000.00
6410	Electricity	2,000.00	1,029.22	1,329.22 1,600.00
6411	Fire Alarm Inspection	1,200.00	200.00	200.00 1,000.00
6430	Water	5,200.00	3,133.00	3,993.00 4,500.00
6440	Sewer	6,300.00	4,011.01	5,811.01 6,100.00
6450	Trash Disposal	8,000.00	7,572.26	9,500.00 8,000.00
6470	Postage / Mailing	425.00	256.50	330.00 375.00
6700	Legal & Accounting	140.00	140.00	140.00 150.00
6702	Taxes & License	70.00	69.00	69.00 100.00
	Transfer to Reserve	5,000.00	5,000.00	25,000.00 15,000.00
Total Expenses			35,551.87	65,889.09 69,535.00

Net Income **20,454.18 3,133.91 2,496.12**

Operating Account as of 10/13/25	30,215.58
Savings as of 10/13/25	8,158.47
Total Cash as of 10/13/25	38,374.05