

# Kokopelli Professional Plaza Approved Budget

Income	2023 Actual to Date 2024 Approved	
<b>HOA Dues Income</b>		
Common Area Maintenance	\$25,412.89	\$33,029.40
Commercial Improvement Fund	\$6,693.73	\$8,699.88
<b>Net Dues Income</b>	<b>\$32,106.62</b>	<b>\$41,729.28</b>
<b>Other Income</b>		
Interest on Bank Accounts	\$10.25	\$0.00
<b>Total Other Income</b>	<b>\$10.25</b>	<b>\$0.00</b>
<b>Total Income</b>	<b>\$32,116.87</b>	<b>\$41,729.28</b>
<b>Expenses</b>		
Building Maintenance	\$565.60	\$1,500.00
Roof/Gutter Maintenance	\$1,380.00	\$2,500.00
Repair & Maintenance	\$2,652.00	\$2,800.00
Road/Parking Lot Repair	\$670.00	\$2,500.00
HVAC (Heat, Ventilation, Air)	\$3,285.00	\$0.00
Landscape Maintenance - On Contract	\$3,141.65	\$3,500.00
Grounds Maintenance	\$7,277.65	\$7,500.00
Snow & Ice Removal		\$1,500.00
Irrigation System Expense	\$110.00	\$300.00
Pest Control		\$200.00
Security Service	\$1,074.00	\$1,300.00
Fire Alarm Inspection	\$1,073.85	\$1,200.00
Electricity	\$1,653.16	\$1,800.00
Water	\$5,078.73	\$5,500.00
Sewer	\$5,691.33	\$6,000.00
Trash Disposal	\$6,268.34	\$6,500.00
Insurance	\$3,475.96	\$6,286.00
Management Fees	\$1,650.00	\$3,600.00
Postage/Mailing	\$103.50	\$250.00
Process Server/Lien Filing		\$0.00
Legal & Accounting	\$1,646.00	\$140.00
Taxes & License	\$522.50	\$60.00
Transfer to Reserve (Replenish)	\$0.00	\$5,000.00
Monthly Reserve Contribution		\$1,200.00
<b>Total Expenses</b>	<b>\$47,319.27</b>	<b>\$61,136.00</b>
<b>Net Income</b>	<b>-\$15,202.40</b>	<b>-\$19,406.72</b>

CASH ACCOUNTS	Beginning	Ending
1110 Operating Cash 1	0.00	\$5,834.38
1131 Money Market Reserve		
Account	0.00	\$3,150.99
<b>TOTAL CASH ACCOUNTS</b>	<b>0.00</b>	<b>\$8,985.37</b>