

Kokopelli Professional Plaza

2025 Approved Budget

Income		Budgeted '24	Actual '24	Approved '25
4500	HOA Assessment			
4528	Common Area Maintenance	54,298.88	31,954.22	57,013.82
4529	Commercial Improvement Fund	14,302.19	8,327.55	15,017.30
5720	Interest on Bank Accounts	0.00	6.84	0.00
5800	Late Fees	0.00	37.43	0.00
Total Income		68,601.07	40,326.04	72,031.12

Expenses		Budgeted '24	Actual '24	Approved '25
6269	Roof/Gutter Maintenance	2,500.00	656.40	2,500.00
6217	Road/Parking Lot Repair	2,500.00	0.00	2,500.00
6210	Repair & Maintenance	4,000.00	0.00	4,000.00
6240	HVAC (Heat, Ventilation, Air)	0.00	1,065.00	0.00
6258	Landscape Maint- On Contract	7,500.00	7,539.96	7,950.00
6277	Sign / Lighting Repair	100.00	0.00	100.00
6260	Grounds Maintenance	7,500.00	1,272.00	2,500.00
6261	Snow & Ice Removal	1,500.00	0.00	1,500.00
6270	Irrigation System Expense	300.00	145.00	300.00
6268	Pest Control	200.00	0.00	200.00
6300	Management	3,600.00	3,600.00	4,200.00
6311	Security Service	2,148.00	2,148.00	2,255.40
6320	Insurance	6,286.00	7,654.21	8,800.00
6410	Electricity	2,200.00	1,600.00	2,000.00
6411	Fire Alarm Inspection	1,200.00	400.00	1,200.00
6430	Water	5,700.00	4,696.07	5,200.00
6440	Sewer	6,300.00	6,067.14	6,300.00
6450	Trash Disposal	7,200.00	7,847.92	8,000.00
6470	Postage / Mailing	250.00	384.00	425.00
6700	Legal & Accounting	140.00	140.00	140.00
6702	Taxes & License	60.00	53.00	70.00
	Transfer to Reserve	5,000.00	5,000.00	5,000.00
Total Expenses			50,268.70	65,140.40

Net Income	-9,942.66	6,890.72
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Operating Account as of 11/12/24	10,054.51
Savings as of 11/12/24	2,577.18
Total Cash as of 11/12/24	12,631.69