Cash Flow Projection 2025

Budget Projection for 2025

	January	February	March	April	May	June	July	August	September	October	November	December	ANNUAL TOTAL	Comments
INCOME														
Current Bank Balance	$ 71,153.86	$ (35,398.69)	$ 12,084.64	$ (3,807.02)	$ 7,301.32	$ (18,240.35)	$ 29,242.99	$ 34,726.33	$ 82,209.66	$ 129,693.00	$ 135,176.34	$ 182,659.67		
HOA Fees Projected	$ 16,000.00	$ 57,600.00	$ 57,600.00	$ 57,600.00	$ 57,600.00	$ 57,600.00	$ 57,600.00	$ 57,600.00	$ 57,600.00	$ 57,600.00	$ 57,600.00	$ 57,600.00	**$ 649,600.00**	based on $400 condo fee per month x 144 units
													$ 649,600.00	
CD Interest													**$ 10,000.00**	goes to Reserves
Transfer Fees Projected goes to Reserves	$ 4,000.00		$ 2,000.00		$ 2,000.00		$ 2,000.00		$ 2,000.00		$ 2,000.00		**$ 20,000.00**	this should go to Reserves
TOTAL OPERATING INCON	**$ 87,153.86**	**$ 22,201.31**	**$ 69,684.64**	**$ 53,792.98**	**$ 64,901.32**	**$ 39,359.65**	**$ 86,842.99**	**$ 92,326.33**	**$ 139,809.66**	**$ 187,293.00**	**$ 192,776.34**	**$ 240,259.67**	**$ 1,276,401.75**	
													$ -	
EXPENDITURES													**$ -**	
Landscape													**$ 90,000.00**	**$90,000 Total for Landscaping**
Landscape Monthly Fee	$ 5,736.00	$ 4,875.00	$ 4,875.00	$ 4,875.00	$ 4,875.00	$ 4,875.00	$ 4,875.00	$ 4,875.00	$ 4,875.00	$ 4,875.00	$ 4,875.00	$ 4,875.00		
Irrigation Controllers													**$ -**	
Irrigation Repair													**$ -**	
Soil Amendments														
Storm Cleanup														
Aeration and Thatching														
Tree and Shrub Maintenance														
Upgrade landscaping			$ 3,375.00	$ 3,375.00										
Tree Work													**$ -**	
Maintenance														
Pressure Washing													**$ 2,000.00**	
Check all fire extinguishers													**$ 2,500.00**	
Entry Cleanup	$ 1,166.00	$ 1,166.00	$ 1,166.00	$ 1,166.00	$ 1,166.00	$ 1,166.00	$ 1,166.00	$ 1,166.00	$ 1,166.00	$ 1,166.00	$ 1,166.00	$ 1,166.00	**$ 14,000.00**	
Entryway Painting														
Exterior Painting													**$ 10,000.00**	
Lighting/Bulbs													**$ 600.00**	
Misc. Building Repairs													**$ 15,000.00**	
Dryer Vent Cleaning														every 2 or 3 years
Electrical Work													**$ 35,000.00**	

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Roofing			$ 60,000.00		$ 60,000.00								**$ 120,000.00**	
Snow Removal													**$ 200.00**	
Brickwork													**$ 5,000.00**	
Plumbing													**$ 50,000.00**	
Garage Repairs													**$ 13,000.00**	
Gutter Repair													**$ 17,000.00**	
Holiday Lights													**$ 1,000.00**	
Inspections													**$ 1,000.00**	
Chimneys					$ 8,400.00								**$ 33,000.00**	
Carpet Cleaning					$ 4,625.00								**$ 4,625.00**	
Deck Repairs													**$ 6,825.00**	
Drainage													**$ 2,000.00**	
Pest Control	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	**$ 3,000.00**	
Reserve Study													**$ 1,000.00**	
Miscellaneous													**$ 1,500.00**	
Emergency													**$ 6,000.00**	
Utilities														
Portland Water	$ 34,050.09			$ 33,000.00			$ 42,000.00			$ 42,000.00			**$ 150,000.00**	last year's figure multiplied by 6%
Electricity	$ 1,300.00	$ 1,300.00	$ 1,300.00	$ 1,300.00	$ 1,300.00	$ 1,300.00	$ 1,300.00	$ 1,300.00	$ 1,300.00	$ 1,300.00	$ 1,300.00	$ 1,300.00	**$ 15,600.00**	
Waste Management	$ 1,586.33	$ 1,586.33	$ 1,586.33	$ 1,586.33	$ 1,586.33	$ 1,586.33	$ 1,586.33	$ 1,586.33	$ 1,586.33	$ 1,586.33	$ 1,586.33	$ 1,586.33	**$ 19,036.00**	
Administration														
Accounting	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	$ 45.00	**$ 540.00**	
Legal													**$ 25,000.00**	
Office and Printing	$ 166.00	$ 166.00	$ 166.00	$ 166.00	$ 166.00	$ 166.00	$ 166.00	$ 166.00	$ 166.00	$ 166.00	$ 166.00	$ 166.00	**$ 2,000.00**	
Insurance	$ 77,524.80												**$ 77,524.80**	
Taxes, Licenses and Fees	$ 8.33	$ 8.33	$ 8.33	$ 8.33	$ 8.33	$ 8.33	$ 8.33	$ 8.33	$ 8.33	$ 8.33	$ 8.33	$ 8.33	**$ 100.00**	
Send to Reserves	$ 720.00	$ 720.00	$ 720.00	$ 720.00	$ 720.00	$ 720.00	$ 720.00	$ 720.00	$ 720.00	$ 720.00	$ 720.00	$ 720.00	**$ 8,640.00**	$5/month x 144 units
TOTAL EXPENDITURES	**$ 122,552.55**	**$ 10,116.66**	**$ 73,491.66**	**$ 46,491.66**	**$ 83,141.66**	**$ 10,116.66**	**$ 52,116.66**	**$ 10,116.66**	**$ 10,116.66**	**$ 52,116.66**	**$ 10,116.66**	**$ 10,116.66**	**$ 732,690.80**	
MONTH END BALANCE	**$ (35,398.69)**	**$ 12,084.64**	**$ (3,807.02)**	**$ 7,301.32**	**$ (18,240.35)**	**$ 29,242.99**	**$ 34,726.33**	**$ 82,209.66**	**$ 129,693.00**	**$ 135,176.34**	**$ 182,659.67**	**$ 230,143.01**		