

Amberwoods of Great Falls 2025

		2025 Approved Budget	% of TL INCOME
# of units: 96			
Current Annual Assessment		\$ 397.84	
INCOME			
ASSESSMENT INCOME			
4000	General Assessments	\$ 38,192.64	97.82%
TOTAL ASSESSMENT INCOME		\$ 38,192.64	97.82%
NON-ASSESSMENT INCOME			
4400	Late Fee Income	\$ 200.00	0.51%
4600	Interest Income-Operating	\$ 650.00	1.66%
TOTAL NON-ASSESSMENT INCOME		\$ 850.00	2.18%
TOTAL INCOME		\$ 39,042.64	100.00%
EXPENSES			
GENERAL & ADMINISTRATIVE EXPENSE			
5050	Copying/Printing	\$ 700.00	1.79%
5060	Postage	\$ 380.00	0.97%
5075	Insurance	\$ 1,650.00	4.23%
5100	License Fees	\$ 100.00	0.26%
5125	Admin	\$ 300.00	0.77%
5225	Social	\$ 500.00	1.28%
5475	Website - monthly	\$ 400.00	1.02%
TOTAL GENERAL & ADMINISTRATIVE EXPENSE		\$ 4,030.00	10.32%
PROFESSIONAL SERVICES			
5500	Audit/Tax Prep	\$ 500.00	1.28%
5600	Legal	\$ 500.00	1.28%
5700	Reserve Study	\$ 500.00	1.28%
TOTAL PROFESSIONAL SERVICES EXPENSE		\$ 1,500.00	3.84%
CONTRACT EXPENSES			
6000	Grounds Contract	\$ 11,833.33	30.31%
6100	Mangement Contract ***	\$ 8,809.59	22.56%
TOTAL CONTRACT EXPENSES		\$ 20,642.92	52.87%
GENERAL MAINT & REPAIR EXPS			
7075	Landscaping	\$ -	0.00%
7076	Maintenance- landscaping	\$ 1,556.72	3.99%
7100	Tree Maintenance	\$ 2,000.00	5.12%
7150	Tot Lot/Playground Repairs	\$ 5,413.00	13.86%
7400	Electrical Repairs	\$ 500.00	1.28%
TOTAL GENERAL MAINT & REPAIR EXPS		\$ 9,469.72	24.25%
UTILITY EXPENSE			
8000	Electricity	\$ 400.00	1.02%
8400	Water/Sewer	\$ 200.00	0.51%
TOTAL UTILITY EXPENSE		\$ 600.00	1.54%
RESERVE CONTRIBUTIONS			
9000	Reserve Contribution	\$ 2,800.00	7.17%
TOTAL RESERVE CONTRIBUTIONS		\$ 2,800.00	7.17%
TOTAL EXPENSES		\$ 39,042.64	100.00%
NET OPERATING INCOME (LOSS)		\$ -	0.00%