ForestWalk Condominiums Owner's Association, Inc.

Monthly Budget

Jan 1, 2026 - Dec 31, 2026

Category	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26	Sep '26	Oct '26	Nov '26	Dec '26	Total
Income													
Assessments													
Condo Fees	$9,480.00	$9,480.00	$9,480.00	$9,480.00	$9,480.00	$9,480.00	$9,480.00	$9,480.00	$9,480.00	$9,480.00	$9,480.00	$9,480.00	$113,760.00
Total for Assessments	**$9,480.00**	**$9,480.00**	**$9,480.00**	**$9,480.00**	**$9,480.00**	**$9,480.00**	**$9,480.00**	**$9,480.00**	**$9,480.00**	**$9,480.00**	**$9,480.00**	**$9,480.00**	**$113,760.00**
LESS: Amount to Reserve	-$1,750.00	-$1,750.00	-$1,750.00	-$1,750.00	-$1,750.00	-$1,750.00	-$1,750.00	-$1,750.00	-$1,750.00	-$1,750.00	-$1,750.00	-$1,750.00	-$21,000.00
Total Income	**$7,730.00**	**$7,730.00**	**$7,730.00**	**$7,730.00**	**$7,730.00**	**$7,730.00**	**$7,730.00**	**$7,730.00**	**$7,730.00**	**$7,730.00**	**$7,730.00**	**$7,730.00**	**$92,760.00**
Expenses													
Property Maintenance													
General Maintenance & Repairs	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00	$4,800.00
Roof/Chimney/Gutters/Downspouts	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$2,400.00
Gutters, Cleaning	$0.00	$0.00	$0.00	$0.00	$1,050.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,050.00	$0.00	$2,100.00
Pest Control	$26.67	$26.67	$26.67	$26.67	$26.67	$26.67	$26.67	$26.67	$26.66	$26.66	$26.66	$26.66	$320.00
Window Cleaning	$0.00	$0.00	$0.00	$0.00	$2,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00
Decks Maintanance	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000.00
Total for Property Maintenance	**$626.67**	**$626.67**	**$626.67**	**$626.67**	**$3,676.67**	**$1,626.67**	**$626.67**	**$626.67**	**$626.66**	**$626.66**	**$1,676.66**	**$626.66**	**$12,620.00**
Lanscaping Maintanace													
Lanscaping Maintanace Services	$0.00	$0.00	$0.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$1,100.00	$0.00	$8,800.00
Snow removal	$2,100.00	$2,100.00	$2,100.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,250.00	$2,250.00	$10,800.00

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Tree Care													
	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00
Irrigation System Maintenance													
	$0.00	$0.00	$0.00	$0.00	$340.00	$0.00	$0.00	$0.00	$0.00	$0.00	$340.00	$0.00	$680.00
Total for Lanscaping Maintanace													
	$2,100.00	**$2,100.00**	**$2,100.00**	**$1,100.00**	**$1,440.00**	**$3,100.00**	**$1,100.00**	**$1,100.00**	**$1,100.00**	**$1,100.00**	**$3,690.00**	**$2,250.00**	**$22,280.00**
Insurance													
Directors & Officers													
	$0.00	$0.00	$1,768.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,768.00
Package policy													
	$0.00	$0.00	$3,982.00	$0.00	$1,003.00	$1,003.00	$1,003.00	$1,003.00	$1,003.00	$1,003.00	$1,003.00	$1,003.00	$12,006.00
Umbrella policy													
	$0.00	$0.00	$1,932.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,932.00
Workers Compensation													
	$0.00	$0.00	$870.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$870.00
Total for Insurance													
	$0.00	**$0.00**	**$8,552.00**	**$0.00**	**$1,003.00**	**$1,003.00**	**$1,003.00**	**$1,003.00**	**$1,003.00**	**$1,003.00**	**$1,003.00**	**$1,003.00**	**$16,576.00**
Safety, Permits & Utilities													
Fire Safety													
	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$6,000.00
Electricity													
	$141.67	$141.67	$141.67	$141.67	$141.67	$141.67	$141.67	$141.67	$141.66	$141.66	$141.66	$141.66	$1,700.00
Water & Sewer													
	$0.00	$0.00	$625.00	$0.00	$0.00	$625.00	$0.00	$0.00	$625.00	$0.00	$0.00	$625.00	$2,500.00
Total for Safety, Permits & Utilities													
	$641.67	**$641.67**	**$1,266.67**	**$641.67**	**$641.67**	**$1,266.67**	**$641.67**	**$641.67**	**$1,266.66**	**$641.66**	**$641.66**	**$1,266.66**	**$10,200.00**
Administrative Expenses													
Platform Fees (PayHOA)													
	$49.00	$49.00	$49.00	$49.00	$49.00	$49.00	$49.00	$49.00	$49.00	$49.00	$49.00	$49.00	$588.00
Bookkeeping / Accounting Services (PayHOA)													
	$275.00	$275.00	$275.00	$275.00	$275.00	$275.00	$275.00	$275.00	$275.00	$275.00	$275.00	$275.00	$3,300.00
Tax Preparation (1120-H & 1099 Filing)													
	$300.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$300.00	$600.00

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Category	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26	Sep '26	Oct '26	Nov '26	Dec '26	Total
Office Supplies & Board Materials													
	$8.34	$8.34	$8.34	$8.34	$8.33	$8.33	$8.33	$8.33	$8.33	$8.33	$8.33	$8.33	$100.00
Absorbed Payment Fees													
	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$60.00	$720.00
Website & Communication Services													
	$40.00	$40.00	$40.00	$40.00	$40.00	$40.00	$40.00	$40.00	$40.00	$40.00	$40.00	$40.00	$480.00
Total for Administrative Expenses													
	$732.34	**$432.34**	**$432.34**	**$432.34**	**$432.33**	**$432.33**	**$432.33**	**$432.33**	**$432.33**	**$432.33**	**$432.33**	**$732.33**	**$5,788.00**
Reserve Expenses - Buildings Exteriors													
Trellises and Divider Walls - Wood													
	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00
Total for Reserve Expenses - Buildings Exteriors													
	$0.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$2,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$2,000.00**
Reserve Expenses - Common Areas													
Decks, Balconies and Patios - Wood- Concrete													
	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000.00	$2,500.00	$2,500.00	$0.00	$0.00	$0.00	$0.00	$10,000.00
Landscaping (Trees, Shrubs, Flower beds, Lawn)													
	$0.00	$0.00	$0.00	$0.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$0.00	$0.00	$0.00	$0.00	$8,000.00
Landscaping Drainage System													
	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000.00
Landscaping Irrigation System													
	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00
Total for Reserve Expenses - Common Areas													
	$0.00	**$0.00**	**$0.00**	**$0.00**	**$2,000.00**	**$12,000.00**	**$4,500.00**	**$4,500.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$23,000.00**
Total Expenses	**$4,100.68**	**$3,800.68**	**$12,977.68**	**$2,800.68**	**$9,193.67**	**$21,428.67**	**$8,303.67**	**$8,303.67**	**$4,428.65**	**$3,803.65**	**$7,443.65**	**$5,878.65**	**$92,464.00**
Net Total	**$3,629.32**	**$3,929.32**	**-$5,247.68**	**$4,929.32**	**-$1,463.67**	**-$13,698.67**	**-$573.67**	**-$573.67**	**$3,301.35**	**$3,926.35**	**$286.35**	**$1,851.35**	**$296.00**