

Walden Woods C. S. A., Inc
Profit & Loss Budget vs. Actual
January 1 through September 19, 2020

	Proposed Budget	Budget 2020
	2021	
Ordinary Income/Expense		
Income		
Admin Fees Income (Admin fees prep civil hearing)	200.00	200.00
Bounced Check Charges	0.00	0.00
Community Growth Fund	6,700.00	6,685.00
DUES - Condominiums		
After Closing Fees - Condo	150.00	150.00
Dues Condo (Monthly Community Association Fees)	23,000.00	23,256.00
Late Fee Condo	50.00	50.00
Processing Fees	500.00	500.00
Road Repair	2,700.00	2,736.00
Trust Fund (Trust Fund)	1,400.00	1,368.00
Total DUES - Condominiums	27,800.00	28,060.00
DUES - Single Homes		
After Closing Late Fees - S.F.	600.00	600.00
Dues SF (Monthly Community Association Fees)	87,000.00	87,210.00
Late Fees - Single Family	350.00	350.00
Processing Fee	1,100.00	1,100.00
Road Repair	10,000.00	10,260.00
Trust Fund	5,000.00	5,130.00
Total DUES - Single Homes	104,050.00	104,650.00
DUES - Town Homes		
After Closing Fees -TH	0.00	0.00
Dues Town Homes (Monthly Community Association Fees)	38,000.00	38,178.60
Lates Fees - Town Homes	150.00	150.00
Processing Fee	800.00	800.00
Road Repair	4,500.00	4,491.60
Town House Maintenance (Private Town Homes Maintenance)	47,000.00	47,161.80
Trust Fund	2,300.00	2,245.80
Total DUES - Town Homes	92,750.00	93,027.80
Interest Income Reserve Account	135.00	135.00
Pavilion/Ballfield Rental Fees (Rental Fees incurred)	0.00	70.00
Resale Package Fee	700.00	700.00
Total Income	232,335.00	233,527.80
Expense		
Bank Service Charges	15.00	15.00
COMMON AREA MAINTENANCE		
Community Mtnce		
Landscaping Contractor		
PA Sales Tax (PA Sales Tax 7%)	1,000.00	
Landscaping Contractor - Other	20,000.00	20,000.00
Total Landscaping Contractor	21,000.00	20,000.00
Community Mtnce - Other	37,500.00	35,000.00
	38,500.00	35,000.00

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Total Community Mtnce	58,500.00	55,000.00
Electric		
Electric - Entry Lights	400.00	400.00
Electric - Pavilion / Rec. Area (Lights/playground;shelter;ten)	750.00	750.00
Total Electric	1,150.00	1,150.00
Total COMMON AREA MAINTENANCE	59,650.00	56,150.00
Mailing Expense		
Pittsburgh Mailing	250.00	250.00
Total Mailing Expense	250.00	250.00
CSA COMMUNITY EVENTS/PROGRAMS		
Capital Improvement	25,000.00	
Holidays/Events	1,200.00	1,500.00
Total CSA COMMUNITY EVENTS/PROGRAMS	26,200.00	1,500.00
CSA EXPENSES		
Accounting Fees	1,500.00	1,500.00
Bad Debt Expense	2,000.00	
Bank Charges		
Bank deposit adjustment (Bank entered incorrect amount of chec	0.00	0.00
Bank Charges - Other	0.00	0.00
Total Bank Charges	0.00	0.00
Constable Fees	150.00	150.00
Insurance Expense		
Insurance Expense - D & O	1,300.00	1,300.00
Insurance Expense - Wkr Comp	400.00	400.00
Insurance Expense -Commercial	4,600.00	4,600.00
Total Insurance Expense	6,300.00	6,300.00
Legal Fees - CSA	500.00	1,000.00
Magistrate Filing Fees Pd	2,500.00	2,500.00
Rent-Port-a-John	600.00	600.00
Total CSA EXPENSES	19,850.00	18,350.00
Environmental Protection Board		
EPB - Postage (Postage incurred with mailing of Violation Letter)	500.00	500.00
EPB - Supplies	200.00	200.00
Total Environmental Protection Board	700.00	700.00
Inactive Bank Charge	0.00	
NFT STORM WATER FEE		
SF-CONDO - NFT STORM WATER FEE	150.00	150.00
Total NFT STORM WATER FEE	150.00	150.00
OFFICE		
Amcom Office Systems (Office Copier)	200.00	
Computer Expense	1,800.00	1,800.00
Office - Electric	850.00	850.00
Office - Postage	500.00	600.00
Office - Rent	7,200.00	7,200.00

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Office - Telephone	1,500.00	1,500.00
Office Staff Expense		
Emergency & Municipal Services	52.00	52.00
Office - Payroll	23,950.00	23,350.00
Office - Payroll Taxes - Other	6,360.00	6,170.00
Office Staff Expense - Other	100.00	100.00
Total Office Staff Expense	30,462.00	29,672.00
Office Supplies	250.00	500.00
Total OFFICE	42,762.00	42,122.00
Pavilion and Playground Security	500.00	500.00
Web Expenses	120.00	100.00
Total Expense	150,197.00	119,837.00
Net Ordinary Income	82,138.00	113,690.80
Other Income/Expense		
Townhouse Maintenance Costs		
Electric - Private Roads	2,800.00	2,800.00
Snow Removal Private Roads		
De-Icing	10,000.00	
Plowing	20,000.00	30,000.00
Total Snow Removal Private Roads	30,000.00	30,000.00
Townhouse Private Road Repairs		
Townhouse Rd Paving -Cold Patch	1,000.00	1,000.00
Townhouse Private Road Repairs - Other	3,000.00	3,000.00
Total Townhouse Private Road Repairs	4,000.00	4,000.00
Townhouse Street Signs	750.00	500.00
Townhouse Maintenance Costs - Other	3,000.00	500.00
Total Townhouse Maintenance Costs	40,550.00	37,800.00
	40,550.00	37,800.00
Other Expense		
TH - NFT STORM WATER FEE	1,200.00	1,200.00
Total Other Expense	1,200.00	1,200.00
Net Other Income	41,750.00	39,000.00
Net Income	40,388.00	74,690.80