

**THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.
2023 BUDGET**

DESCRIPTION	2022 BUDGET	ACTUAL 1/1/22-10/31/22	PROJECTED 12/31/2022	2023 BUDGET
INCOME				
ASSOCIATION FEES	1,601,073	1,266,229	1,550,000	1,649,134
PAST DUE INTEREST	22,000	20,779	23,000	23,000
COLLECTION COSTS	60,000	24,028	50,000	60,000
FINE INCOME	3,000	4,185	4,500	4,500
PEST CONTROL INCOME	2,500	360	360	0
TRANSFER FEES	1,500	2,150	2,500	1,500
BANKRUPTCY INCOME	22,000	15,413	20,000	22,000
BAD DEBT INCOME	0	0	0	0
PARKING STICKER INCOME	3,000	1,265	2,500	2,500
APPLICATION FEES	0	1,640	2,000	4,000
LAND CONTRACT	7,000	0	0	0
MISCELLANEOUS	250	447	447	250
RENTAL INCOME	15,000	12,800	15,000	10,000
UNIT SALES PROCEEDS	30,000	12,948	12,948	30,000
INSURANCE PROCEEDS	0	0	0	0
BAD DEBT ADJ. (1)	0	0	0	0
TOTAL INCOME	1,767,323	1,362,244	1,683,255	1,806,884
OTHER INCOME:				
CAPITAL RESERVE CONTR.	500,000	248,758	300,000	500,000
OPERATING RES CONTR	0	22,000	0	0
REHAB LOAN PAYBACK TO RES	0	0	0	0
INSURANCE INCOME	0	147,560	120,000	0
INTEREST	1,000	3,202	800	1,000
TOTAL INCOME	2,268,323	1,783,764	2,104,055	2,307,884
EXPENSES				
MANAGEMENT EXP.				
SITE MANAGER	0	25,000	30,000	75,000
OFFICE STAFF	110,000	68,978	115,000	75,000
PAYROLL TAXES	0	3,414	0	5,000
HEALTH INSURANCE	5,000	0	5,706	0
TEAM MANAGEMENT	45,000	22,500	45,000	0
HUNT MANAGEMENT	35,000	29,167	34,394	37,000
CELL PHONES	3,000	1,223	2,936	3,000
TOTAL MANAGEMENT EXP	198,000	150,282	233,036	195,000
ADMINISTRATIVE EXP.				
MAINTENANCE CREW	100,000	45,331	62,000	100,000
TEMP. HELP	60,000	77,008	85,000	30,000
AUDIT	10,000	0	0	20,000
LEGAL - COLLECTION	90,000	37,400	60,000	90,000
LEGAL - COUNSEL	20,000	9,062	15,000	20,000
DIRECTORS FEES/RULES	0	0	0	0
INSURANCE	0	204,249	204,249	0
INSURANCE CLAIMS	0	0	0	0
POSTAGE/COPY/SUPPLIES	10,000	7,182	10,000	10,000
OFFICE EXPENSE	20,000	14,253	20,000	20,000

DESCRIPTION	2022 BUDGET	ACTUAL 1/1/22-10/31/22	PROJECTED 12/31/2022	2023 BUDGET
TELEPHONE	2,000	1,497	3,000	3,000
TAXES - INCOME	500	0	0	500
TAXES - PERSONAL PROP	100	74	74	100
RESOURCE CENTER OPERATING	0	0	0	0
RESOURCE CENTER FUNDING	0	0	0	0
MISCELLANEOUS	500	2,260	2,500	2,500
TOTAL ADMINISTRATIVE EXP.	315,122	398,316	506,749	296,100
UTILITIES				
WATER & SEWER	120,000	128,275	128,275	130,000
ELECTRICITY	55,000	35,355	45,000	45,000
GAS	1,500	1,395	1,500	1,500
TOTAL UTILITIES	176,500	165,025	174,775	176,500
MAINTENANCE/REPAIR				
EQUIPMENT	10,000	5,058	5,058	10,000
REPAIRS/SUPPLIES	40,000	43,260	52,000	52,000
WASTE SERVICE	25,000	17,410	20,000	25,000
LAWN - CONTRACT	50,000	34,156	39,035	65,000
LANDSCAPE	60,000	47,297	50,000	75,000
SNOW	70,000	34,667	60,000	60,000
PLUMBING	75,000	60,072	75,000	75,000
ELECTRICAL	30,000	2,456	10,000	8,000
SECURITY	0	0	0	0
PARKING LOT REPAIRS	12,000	0	0	12,000
BUILDINGS/GENERAL	57,723	84,506	90,000	101,284
PEST CONTROL	35,000	38,136	40,000	40,000
TOTAL MAINT/REPAIRS	464,723	367,018	441,093	523,284
ASSOC. UNIT EXP.				
ASSOC. UNIT EXP.	52,000	5,300	6,000	4,000
TOTAL ASSOC. UNIT EXP.	52,000	5,300	6,000	4,000
MISCELLANEOUS				
BAD DEBT EXPENSE (1)	50,000	0	25,000	50,000
OPERATING RESERVE	12,000	10,000	12,000	12,000
CAPITAL RESERVE	500,000	416,667	500,000	550,000
RESERVE STUDY UPDATE	0	0	0	0
TOTAL MISCELLANEOUS	562,000	426,667	537,000	612,000
TOTAL EXPENSES	1,768,345	1,512,608	1,898,653	1,806,884
				0

(1) BAD DEBT EXPENSE - BANKRUPTCIES AND FORECLOSURES

DESCRIPTION	2022 BUDGET	ACTUAL 1/1/22-10/31/22	PROJECTED 12/31/2022	2023 BUDGET
CAPITAL				
ROOFS/GUTTERS	100,000	51,975	65,000	110,000
PARKING LOTS	100,000	119,757	119,757	110,000
FOUNDATIONS	100,000	16,000	40,000	110,000
SIDING	100,000	0	0	110,000
LIGHTING	0	20,746	21,000	0
OTHER-TRUCK-SPEED BUMPS (2022)	100,000	40,280	40,280	110,000
TOTAL CAPITAL	500,000	248,758	286,037	550,000