

**THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.
2024 BUDGET**

DESCRIPTION	2023 BUDGET	PROJECTED 12/31/2023	2024 BUDGET
INCOME			
ASSOCIATION FEES	1,649,134	1,550,000	1,698,624
PAST DUE INTEREST	23,000	20,000	20,000
COLLECTION COSTS	60,000	30,000	50,000
MISCELLANEOUS	34,750	34,400	35,500
UNIT SALES,RENTS,LAND CONTRACT	40,000	64,272	80,000
TOTAL INCOME	1,806,884	1,698,672	1,884,124
OTHER INCOME:			
INTEREST	1,000	26,000	24,000
CAPITAL RESERVE CONTR.	500,000	241,968	625,000
INSURANCE INCOME	0	215,735	0
OPERATING RESERVE CONTR.	0	7,500	0
TOTAL INCOME	2,307,884	2,189,875	2,533,124
EXPENSES			
STAFF/ADMINISTRATIVE EXP.			
STAFF	255,000	287,000	310,000
TEMP. HELP	30,000	38,000	30,000
CONTRACTED MGT EXPENSES	147,000	82,000	134,000
ADMINISTRATIVE/OFFICE EXP	58,500	34,300	65,100
TAXES-INCOME/PERS. PROP.	600	78	8,100
INSURANCE	0	212,950	0
TOTAL ADMINISTRATIVE EXP.	491,100	654,328	547,200
UTILITIES			
W&S/GAS/ELECTRIC	176,500	154,948	166,600
TOTAL UTILITIES	176,500	154,948	166,600
MAINTENANCE SERVICE			
MAINT/REPAIRS/SUPPLIES	323,284	231,000	282,324
GROUNDS	200,000	161,069	191,000
TOTAL MAINT/REPAIRS	523,284	392,069	473,324
ASSOC. OWNED UNIT EXP.			
ASSOC. OWNED UNIT EXP.-OPERATI	4,000	9,000	10,000
TOTAL ASSOC. UNIT EXP.	4,000	9,000	10,000
RESERVES, INSURANCE & BAD DEBT			
BAD DEBT EXPENSE (1)	50,000	0	50,000
OPERATING RESERVE	12,000	12,000	12,000
CAPITAL RESERVE	550,000	550,000	625,000
RESERVE STUDY UPDATE	0	0	0
INSURANCE PREMIUMS	0	0	0
INSURANCE CLAIMS	0	0	0
TOTAL RESERVES, INSURANCE & B	612,000	562,000	687,000
TOTAL OPERATING EXPENSES	1,806,884	1,772,345	1,884,124
CAPITAL IMPROVEMENTS	550,000	234,332	625,000