

**THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.
2025 BUDGET**

DESCRIPTION	2024 BUDGET	PROJECTED 12/31/2024	2025 BUDGET
INCOME			
ASSOCIATION FEES	1,698,624	1,643,654	1,757,583
PAST DUE INTEREST	20,000	21,000	21,000
COLLECTION COSTS	50,000	40,000	40,000
MISCELLANEOUS	35,500	29,044	30,700
UNIT SALES,RENTS,LAND CONTRAC	80,000	40,000	80,000
TOTAL INCOME	1,884,124	1,773,698	1,929,283
OTHER INCOME:			
INTEREST	24,000	23,000	20,000
CAPITAL RESERVE CONTR.	625,000	426,375	625,000
INSURANCE INCOME/INSURANCE PF	0	437,699	0
OPERATING RESERVE CONTR.	0	10,000	0
TOTAL INCOME	2,533,124	2,670,772	2,574,283
EXPENSES			
STAFF/ADMINISTRATIVE EXP.			
STAFF	310,000	168,600	345,000
TEMP. HELP	30,000	305,000	30,000
CONTRACTED MGT EXPENSES	134,000	137,000	154,000
ADMINISTRATIVE/OFFICE EXP	65,100	35,410	45,783
TAXES-INCOME/PERS. PROP.	8,100	15,000	15,000
INSURANCE/INSURANCE CLAIMS	0	449,985	0
TOTAL ADMINISTRATIVE EXP.	547,200	1,110,995	589,783
UTILITIES			
W&S/GAS/ELECTRIC	166,600	179,634	186,500
TOTAL UTILITIES	166,600	179,634	186,500
MAINTENANCE SERVICE			
MAINT/REPAIRS/SUPPLIES	282,324	201,000	456,000
GROUNDS	191,000	120,567	175,000
TOTAL MAINT/REPAIRS	473,324	321,567	631,000
ASSOC. OWNED UNIT EXP.			
ASSOC. OWNED UNIT EXP.-OPERAT	10,000	9,500	10,000
TOTAL ASSOC. UNIT EXP.	10,000	9,500	10,000
RESERVES, INSURANCE & BAD DEBT			
BAD DEBT EXPENSE (1)	50,000	0	0
OPERATING RESERVE	12,000	12,000	12,000
CAPITAL RESERVE	625,000	625,000	500,000
RESERVE STUDY UPDATE	0	0	0
INSURANCE PREMIUMS	0	0	0
INSURANCE CLAIMS	0	0	0
TOTAL RESERVES, INSURANCE & B.	687,000	637,000	512,000
TOTAL OPERATING EXPENSES	1,884,124	2,258,696	1,929,283
CAPITAL IMPROVEMENTS	550,000	234,332	500,000