

**THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, INC.
2026 BUDGET**

DESCRIPTION	2025 BUDGET	ACTUAL 1/1/25-10/31/25	PROJECTED 12/31/2025	2026 BUDGET
INCOME				
ASSOCIATION FEES	1,749,583	1,411,419	1,672,000	1,802,028
PAST DUE INTEREST	21,000	23,287	23,800	24,000
COLLECTION COSTS	40,000	18,993	25,000	35,000
FINE INCOME	10,000	2,233	3,000	6,000
PEST CONTROL INCOME	0	60	60	0
TRANSFER FEES	3,500	1,250	1,500	1,500
BANKRUPTCY INCOME	8,000	4,006	5,000	5,000
BAD DEBT INCOME	0	0	0	0
PARKING STICKER INCOME	8,000	6,860	7,500	10,000
MILWAUKEE SURFACE PARKING	2,700	3,589	3,589	3,600
APPLICATION FEES	6,000	3,700	4,200	5,000
LAND CONTRACT	0	0	0	0
MISCELLANEOUS	500	2,397	2,397	0
RENTAL INCOME	0	0	0	0
UNIT SALES PROCEEDS	80,000	0	0	60,000
INSURANCE PROCEEDS	0	0	0	0
BAD DEBT ADJ. (1)	0	0	0	0
TOTAL INCOME	1,929,283	1,477,794	1,748,046	1,952,128
OTHER INCOME:				
CAPITAL RESERVE CONTR.	625,000	596,552	596,552	625,000
OPERATING RES CONTR	0	62,000	62,000	0
INSURANCE INCOME	0	195,875	257,933	0
INTEREST	20,000	31,950	33,150	20,000
TOTAL INCOME	2,574,283	2,364,171	2,697,681	2,597,128
EXPENSES				
MANAGEMENT EXP.				
SITE MANAGER	75,000	66,309	82,405	90,000
OFFICE STAFF	85,000	51,893	67,529	115,000
PAYROLL TAXES	35,000	28,241	33,841	40,000
EMPLOYEE INSURANCE CONTR	0	1,847	2,309	6,000
TEMPORARY HELP - OFFICE	0	6,904	6,904	0
HUNT MANAGEMENT	39,000	32,500	39,000	40,200
CELL PHONES	1,000	210	300	450
TOTAL MANAGEMENT EXP	235,000	187,904	232,288	291,650
ADMINISTRATIVE EXP.				
MAINTENANCE CREW	150,000	144,975	169,675	156,000
TEMP. HELP	30,000	27,710	27,710	0
ACCOUNTING	20,000	1,435	3,500	20,000
LEGAL - COLLECTION	75,000	54,682	74,682	100,000
LEGAL - COUNSEL	20,000	40,703	45,000	25,000
INSURANCE	0	283,968	283,968	0
INSURANCE CLAIMS	0	(10,000)	(10,000)	0
POSTAGE/COPY/SUPPLIES	10,000	8,376	8,500	10,000
OFFICE EXPENSE	27,783	19,799	23,000	30,000

DESCRIPTION	2025 BUDGET	ACTUAL 1/1/25-10/31/25	PROJECTED 12/31/2025	2026 BUDGET
TELEPHONE/INTERNET	3,000	2,260	3,025	2,378
TAXES - INCOME	15,000	0	0	10,000
TAXES - PERSONAL PROP	0	0	0	0
MISCELLANEOUS	4,000	10	10	100
TOTAL ADMINISTRATIVE EXP.	354,783	573,918	950,685	353,478
UTILITIES				
WATER & SEWER	135,000	141,078	141,078	145,000
ELECTRICITY	50,000	34,630	42,000	50,000
GAS	1,500	639	750	1,000
TOTAL UTILITIES	186,500	176,347	183,828	196,000
MAINTENANCE/REPAIR				
EQUIPMENT	10,000	1,463	3,000	2,000
REPAIRS/SUPPLIES	70,000	25,433	30,500	30,000
WASTE SERVICE	15,000	22,082	30,000	30,000
LAWN - CONTRACT	65,000	48,480	48,480	52,000
LANDSCAPE	50,000	171,715	185,000	185,000
SNOW	60,000	38,500	64,700	65,000
PLUMBING	70,000	40,875	44,000	45,000
ELECTRICAL	5,000	0	0	5,000
COMMUNITY PATROL	200,000	139,144	190,000	200,000
PARKING LOT REPAIRS	6,000	0	0	10,000
BUILDINGS/GENERAL	50,000	13,538	20,000	20,000
PEST CONTROL	30,000	18,223	25,000	25,000
TOTAL MAINT/REPAIRS	631,000	519,453	640,680	669,000
ASSOC. UNIT EXP.				
ASSOC. UNIT EXP.	10,000	122,175	125,500	10,000
TOTAL ASSOC. UNIT EXP.	10,000	122,175	125,500	10,000
MISCELLANEOUS				
BAD DEBT EXPENSE (1)	0	0	0	0
OPERATING RESERVE	12,000	9,000	12,000	12,000
CAPITAL RESERVE	500,000	333,333	500,000	420,000
RESERVE STUDY UPDATE	0	0	0	0
TOTAL MISCELLANEOUS	512,000	342,333	512,000	432,000
TOTAL EXPENSES	1,929,283	1,922,130	2,644,981	1,952,128
				0

(1) BAD DEBT EXPENSE - BANKRUPTCIES AND FORECLOSURES

DESCRIPTION	2024 BUDGET	ACTUAL 1/1/24-10/31/24	PROJECTED 12/31/2024	2025 BUDGET
CAPITAL				
ROOFS/GUTTERS	125,000	164,930	164,930	205,000
PARKING LOTS	125,000	261,445	261,445	55,000
FOUNDATIONS	125,000	0	0	105,000
SIDING	125,000	0	0	55,000
CONCRETE	0	0	0	0
OTHER	125,000	0	0	0
TOTAL CAPITAL	625,000	426,375	426,375	420,000