

Woodlands 5 Association Inc.
Proposed Operating Budget
January 1, 2025 - December 31, 2025
125 Units

	2024 Adopted Budget	2025 Proposed Budget	Increase / (Decrease)
Income			
Maintenance	\$ 205,500	\$ 207,292	\$ 1,792
Interest Income	-	-	-
NSF Bank Charges	-	-	-
Misc Owner Income	-	-	-
WHO Refund Income	-	-	-
Late Fee Income	-	-	-
	205,500	207,292	1,792
 Operating Expenses			
Administrative			
Accounting/Audit Fees	1,200	1,200	-
Legal Fees	2,500	2,000	(500)
Management Fees	5,940	15,000	9,060
General Administrative	800	800	-
TBD Mailings	-	4,500	4,500
Licenses, Taxes, Permit	700	700	-
TBD DBPR	-	62	62
Social/Meetings	1,650	1,500	(150)
Bank Charges	800	-	(800)
	13,590	25,762	12,172
Contracts:			
Janitorial Service	3,600	3,600	-
Pool Maintenance	8,400	8,400	-
Pest Control/Termites	1,000	-	(1,000)
Lawn Maintenance	70,333	72,000	1,667
WHO Admin	59,208	59,580	372
	142,541	143,580	1,039
Repairs and Maintenance:			
Clubhouse & Grounds	10,000	7,000	(3,000)
Window Cleaning	750	750	-
Pool Repairs	15,000	10,000	(5,000)
Contingency	9,619	6,000	(3,619)
	35,369	23,750	(11,619)
Utilities:			
Clubhouse Electricity	7,000	7,200	200
Clubhouse Water and Sewer	7,000	7,000	-
	14,000	14,200	200
 Total Expenses	\$ 205,500	\$ 207,292	\$ 1,792
 Fees	137.00	\$ 138.19	