

WOODSTREAM EAST HOA

2024 - 2025 APPROVED BUDGET

| Account | Monthly Assessment for 255 Units | 57.00 | | | 60.00 |
|--------------------------|--|--------------------|-------------------|--------------------|--------------------|
| INCOME DETAILS | | 2023 - 2024 BUDGET | 1/31/24 ACTUALS | 04/30/24 PROJECTED | 2024 - 2025 BUDGET |
| 40-4010-00 | Assessment Income | 174,420.00 | 130,815.00 | 174,420.00 | 183,600.00 |
| 40-4240-00 | Owner Interest Income | - | 39.61 | 59.42 | - |
| 40-4250-00 | Owner Fine Income | - | - | - | - |
| 40-4410-00 | Legal Fee Income | 9,500.00 | 880.50 | 1,320.75 | 4,000.00 |
| Total income: | | 183,920.00 | 131,735.11 | 175,800.17 | 187,600.00 |
| EXPENSE DETAILS | | | | | |
| General & Administrative | | | | | |
| 50-5010-00 | Management Fees | 31,848.00 | 23,730.00 | 31,848.00 | 32,796.00 |
| 50-5030-00 | Tax Prep & Audit Fees | 1,975.00 | 1,975.00 | 1,975.00 | 1,975.00 |
| 50-5040-00 | Legal Fees | 8,000.00 | 3,726.90 | 6,500.00 | 5,500.00 |
| 50-5050-00 | Administrative Expenses | 3,100.00 | 2,726.46 | 3,400.00 | 3,100.00 |
| 50-5060-00 | Meeting Expenses | 1,150.00 | 1,308.35 | 1,908.35 | 1,445.00 |
| 50-5090-00 | Memberships | 320.00 | - | 320.00 | 350.00 |
| 50-5210-00 | Federal & State Income Taxes | 25.00 | - | - | 25.00 |
| 50-5220-00 | Stormwater/ Rain Tax | 1,912.00 | 1,911.24 | 1,911.24 | 1,912.00 |
| 50-5310-00 | Insurance Premium | 1,978.00 | (1,413.14) | 1,978.00 | 2,300.00 |
| 50-5410-00 | Community/ Social Activities | 400.00 | | 400.00 | 400.00 |
| 50-5810-00 | Reserve Contribution- Operating | 2,000.00 | 1,499.94 | 2,000.00 | 2,000.00 |
| 50-5820-00 | Reserve Contribution- Capital Elements | 48,560.00 | 36,420.03 | 48,560.00 | 51,560.00 |
| Utilities | | | | | |
| 60-6010-00 | Electricity | 23,200.00 | 16,230.88 | 23,200.00 | 24,300.00 |
| Site Maintenance | | | | | |
| 70-7010-00 | Landscape Maintenance Contract | 43,755.00 | 32,816.25 | 43,755.00 | 44,190.00 |
| 70-7210-00 | General Maintenance & Repairs | 6,900.00 | 3,417.83 | 7,832.00 | 7,427.00 |
| 70-7220-00 | Porter Contract | 3,000.00 | 3,040.00 | 4,320.00 | 4,320.00 |
| 70-7810-00 | Snow& Ice Removal | 3,000.00 | - | 5,000.00 | 4,000.00 |
| Total expenses | | 181,123.00 | 127,389.74 | 184,907.59 | 187,600.00 |
| NET INCOME | | 2,797.00 | 4,345.37 | (9,107.42) | - |

Approved: 

Date: 3/21/24