

Wood Creek Approved Budget
July 2026 - June 2027

TOTAL

Ordinary Income/Expense	
Income	
Operating Assessments	311,886.32
Late Fees	600.00
Interest - Operating	6.00
Other Income-Special Assessment	0.00
Miscellaneous Income	8,050.00
Vending Income	4,800.00
Total Income	325342.32
Expense	
Accounting	7000.00
Banking Fees	480.00
Cable & Internet	22668.00
Chimney Cleaning	4800.00
Common Area Cleaning	11796.00
Contract Labor	12000.00
Electric	18800.00
Elevator	9920.00
Fire Protection	5400.00
Gas	750.00
HOA/BOD Meetings	0.00
Hot Tub Labor	19155.00
Hot Tub Supplies	2400.00
Insurance	53179.48
Landscaping	9000.00
Legal	2000.00
Maintenance Labor	14700.00
Maintenance Materials	2400.00
Management Fees	18249.00
Miscellaneous Expense	814.50
Snow Removal	47950.00
Telephone	0.00
Trash	11875.00
Water & Sanitation	48499.68
Vending Expense	1500.00
Total Expense	325336.66
Net Ordinary Income	5.66
Other Income/Expense	
Other Income	
Capital Reallocation Income	85,000.00
Capital Special Assessment	0.00
Interest Income	1,200.00
Total Capital Reserve Income	86,200.00
Other Expense	
Capital Reserve Fund Expenses	
Staining / Painting Exterior	2,000.00
Painting - interior - lobby	1,000.00
Painting - interior - bathroom area	1,000.00
Painting - interior - hallways	1,000.00
Paint / Repair Window Frames & Sills	12,000.00
Replace Window Screens	750.00
Roof Repairs & Inspection	1,500.00
Lobby Furniture	5,000.00
Reserve Study/Mech Assmt/Reconst Analysis	2,500.00
Capital Contingency	4,012.50
Total Capital Reserve Fund Expenses	30,762.50
Net Other Income	55,437.50
Net Income	55,443.16