

Woodbridge Townhomes Budget For Year 2027					
	2026	2026	% YTD	2027	Footnotes
TITLE	BUDGET	31-Aug-26		BUDGET	
INCOME					
Monthly Assessments	334,080	222,720	67%	345,600	1
Late Fees/Fines/Interest	0	131		0	
Reserve Transfer	(15,900)	(10,600)	67%	(15,900)	2
NET OPERATING INCOME	318,180	212,251	67%	329,700	
EXPENSES					
Management Fee	14,240	9,492	67%	15,000	3
Assn Legal Fees	1,000	1,796	180%	1,000	
Audit/Tax Prep	1,100	750	68%	1,100	
General Admin/Misc	2,400	1,892	79%	2,400	
Meeting/Social Expenses	400	0	0%	400	
Insurance	138,500	88,308	64%	138,500	
SUB TOTAL	157,640	102,238	65%	158,400	
Electric	3,000	1,847	62%	3,000	
Trash Removal	17,000	11,640	68%	18,000	
Water	37,000	24,480	66%	37,000	
SUB TOTAL	57,000	37,967	67%	58,000	
Outside Lighting Maint/Repairs	5,000	2,635	53%	5,000	
Gutter Cleaning/Repair	5,000	2,095	42%	5,000	
Concrete/Deck Repair/Road Surface	2,000	0	0%	9,500	4
Landscape/Tree Maintenance	12,200	4,450	36%	12,200	
Landscape Contract	44,150	29,609	67%	46,500	3
Irrigation Repair	8,000	10,178	127%	8,000	
Water Fall Maintenance	1,000	58	6%	1,000	
Snow Removal	26,000	12,491	48%	26,000	
Contingency	190	0	0%	100	
SUB TOTAL	103,540	61,516	59%	113,300	
TOTAL EXPENSES	318,180	201,721	63%	329,700	
NET BALANCE	0	10,530		0	
Notes:					
1. Monthly Assessment - New Monthly assessment is \$450 effective January 1, 2027. - 3.5% increase					
2. Transfer to Reserves. A similar amount is be added each year from the HOA's Schwab investment account.					
3. Increase of 5% anticipated for 2027.					
4. Road resealing planned for 2027. Road surface replaced in October 2023.					