

Woodland Preserve

2026 Proposed Budget

	2025	Proposed 2026	2032 Projected BuildOut
INCOME			
Assessment Income	37,620.00	98,550.00	2,005,303.24
Capital Contribution Income	85,000.00	34,814.00	34,820.00
TOTAL INCOME	122,620.00	133,364.00	2,040,123.24
OPERATING EXPENSES			
General & Administrative			
Management Fees	18,000.00	18,000.00	31,752.00
Management Staffing	45,000.00	45,000.00	85,000.00
CPA & Tax Prep	4,725.00	4,961.25	5,469.78
Legal Fees	252.00	264.60	291.72
Insurance	20,000.00	35,000.00	40,516.88
Corporate Filing/Annual Report	61.25	61.25	61.25
Bank Charges	525.00	1,500.00	1,575.00
Postage & Mail	2,625.00	2,756.25	3,038.77
Office Expense/IT Equipment	2,000.00	1,500.00	1,575.00
Meeting Expense	500.00	500.00	525.00
Printing & Reproduction	2,625.00	2,756.25	3,038.77
Archiving/Storage	525.00	551.25	607.75
Taxes/Licenses and Fees	262.50	2,000.00	2,100.00
Website	1,500.00	1,575.00	1,736.44
Collection Fees	1,050.00	1,102.50	1,215.51
Bad Debt Allowance	3,000.00	3,150.00	3,472.88
Subtotal General & Administrative	102,650.75	120,678.35	181,976.73
Maintenance Expenses			
Gate Maintenance and Repairs	28,000.00	10,000.00	12,762.82
	12,000.00	0.00	0.00
Gate Programming and access cards	525.00	500.00	1,500.00
Phone/Internet - Gate	4,500.00	4,725.00	5,209.31
		15,800.40	327,700.80
Bulk Bluestream Contract		15,000.00	23,000.00
Electric - Street Lights	16,000.00	6,300.00	7,293.04
Electric - Common Area	6,000.00	12,000.00	13,891.50
Electric - Amenity	2,400.00	16,000.00	24,000.00
Water - Reuse Landscaping	8,000.00	3,600.00	3,780.00
Water/Sewer - Clubhouse	900.00	10,000.00	10,500.00
Gas - Amenity	2,500.00	7,200.00	7,560.00
Trash Collection - Clubhouse	1,800.00	6,000.00	6,300.00
Fire Alarm Monitoring, Inspection and Repair	1,500.00	9,600.00	10,080.00
HVAC Repair and Maintenance	200.00	20,000.00	22,510.18
Access Controls - ButterFlyMX	10,500.00	34,656.00	39,005.63
Amenity Landscape Maintenance	8,250.00	3,500.00	3,939.28
Amenity Mulch/Tree Trimming	0.00	5,000.00	5,569.73
AmenityLandscape Replacement	0.00	1,500.00	1,575.00
Amenity Irrigation Maintenance	300.00	5,000.00	5,250.00
Amenity Repair and Maintenance	1,000.00	35,000.00	40,574.59
Pool Maintenance Contract	9,187.00	500.00	525.00
Pool Permits	500.00	5,000.00	5,250.00
Pool Maintenance & Repair	0.00	1,500.00	1,670.92
Pool Pressure Cleaning	0.00	2,400.00	2,778.30
Fitness Equipment Repair and Maintenance	600.00	2,000.00	2,315.25
Court Maintenance Contract	500.00	24,000.00	27,783.00
Janitorial - Clubhouse and Gatehouse	6,000.00	45,312.00	683,760.00
Landscape maintenance for homes	14,650.00	10,368.00	120,960.00
Landscape Mulch for homes	13,750.00	185,000.00	300,000.00
Common Area/Entry/BufferMaintenance	180,406.00	30,000.00	45,000.00
Common Area/Entry/Buffer Mulch/Tree Trimming	20,000.00	24,000.00	24,000.00
Common Area floodplain lake bank mowing		25,000.00	40,000.00
Landscape Replacement	10,000.00		
Streelight Repair	0.00		
Holiday Lighting and Décor	10,000.00	15,000.00	15,750.00
Sidewalk Maintenance	2,500.00	5,000.00	5,569.73
Guardhouse Maintenance and Repair	1,500.00	3,000.00	6,615.00
Pest Control	225.00	900.00	1,041.86
Phone/Internet - Amenity and Guardhouse	675.00	2,700.00	3,125.59
Subtotal Maintenance Expenses	374,868.00	603,061.40	1,858,146.52
Total Operating Expenses	477,518.75	723,739.75	2,040,123.24
Projected Assessment per lot	\$165.00	\$225.00	\$397.88

The Woodland Preserve Community Association maintains annual nuisance, exotic species removal and other common areas/facilities owned by the CDD under a maintenance agreement. The developer is electing to fund all operational deficits of the association.

*The foregoing statements are only forecasts and summary in nature. Costs may be influenced by economic factors, services requested or required by the board and availability of qualified labor and contractors. Charges shown on this disclosure are those in effect on the date of recording. All charges are subject to change in accordance with the rules and regulations governing the Association. Each owner is individually responsible for the property taxes and/or user fees charged by the city, county, state, or special taxing district.

Approved: _____

Date: 11/19/25

TITLE: President