2026 PROJECTED OPERATING BUDGET

WOODSIDE AT HOLTON RUN

56 Units at Buildout

PROJECTED INCOME

RESIDENT COLLECTIONS (29 Sold Units at 12/31/2025 Plus Prorated Projected 2065 Sales at $300 or $333 per Month)

4100 Association Dues	$ 131,094.00		
TOTAL RESIDENT COLLECTIONS		$ 131,094.00	
OTHER INCOME			
4120 Capital Contributions ($750)	$ 6,750.00		
TOTAL OTHER INCOME		$ 6,750.00	
DEVELOPER CONTRIBUTION			
4150 Developer Subsidy*	$ 25,428.00		$ 19,572.00
TOTAL DEVELOPER CONTRIBUTION		$ 25,428.00	
TOTAL PROJECTED INCOME			**$ 163,272.00**

PROJECTED EXPENSES AND RESERVE ALLOCATIONS

SITE MAINTENANCE			
5210 Landscape Contract - Unit Maintenance	$ 26,694.00		
5212 Common Area Landscape Contract	$ 10,961.00		
5225 Grounds Miscellaneous	$ 500.00		
5228A Backflow Inspection	$ 180.00		
5260 Snow Removal	$ 9,500.00		
5279 Fire Hydrants	$ 1,250.00		
5322 Building Maintenance and Repair	$ 3,000.00		
TOTAL SITE MAINTENANCE EXPENSES		$ 52,085.00	
UTILITIES			
5110 Electricity	$ 2,300.00		
5120 Water & Sewer	$ 30,000.00		
5130 Trash Removal	$ 11,495.00		
TOTAL UTILITY EXPENSES		$ 43,795.00	
CLUBHOUSE EXPENSES			
5316 Clubhouse Cleaning	$ 500.00		
5317 Clubhouse Repairs and Maintenance	$ 500.00		
5318 Clubhouse Supplies	$ 100.00		
TOTAL CLUBHOUSE EXPENSES		$ 1,100.00	
ADMINISTRATIVE EXPENSES			
5020 Administrative & Postage	$ 1,202.00		
5025 Reserve Study	$ 3,500.00		
5031 Accounting Fees	$ 300.00		
5037 Attorney Fee General Services	$ 215.00		
5040 Management Contract	$ 6,600.00		
5050 Insurance Expense	$ 22,000.00		
5060 Bad Debt Bankruptcy/Foreclosure Credits	$ 200.00		
5090 Annual Meeting	$ 275.00		
TOTAL ADMINISTRATIVE EXPENSES		$ 34,292.00	
RESERVE ALLOCATIONS			
9430 Building Exterior Repairs	$ 20,000.00		
9460 Site Reserves	$ 4,000.00		
9559 General Operating Reserve	$ 8,000.00		
TOTAL RESERVE ALLOCATIONS		$ 32,000.00	
TOTAL PROJECTED EXPENSES AND RESERVE ALLOCATIONS			**$ 163,272.00**
Projected Surplus/(Shortfall)			**$ -**

* Because control of the Condominium Association has been turned over to the Unit Owners by the requirements of Ohio law, the Developer is no longer required to subsidize the Association. However, the Developer has voluntarily agreed to fund a subsidy for 2026 as noted, and is making an additional, one-time $19,572 contribution to the Association's Reserve Fund. In the absence of Developer Subsidies beginning in 2027, Owners should be prepared for, and expect, an increase in monthly assessments.