HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement - Operating

The Woodlands of Ville du Parc Condominium Association, Inc.

12/31/2025

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Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
INCOME							
60100-00 ASSOCIATION FEES	$ 36,835.00	$ -	$ 36,835.00	$434,325.00	$433,680.00	$ 645.00	$433,680.00
60125-00 PREPAID ASSESSMENTS	605.00	-	605.00	2,025.00	-	2,025.00	-
60600-00 TRANSFER FEES	50.00	-	50.00	150.00	-	150.00	-
Total INCOME	$ 37,490.00	$ -	$ 37,490.00	$436,500.00	$433,680.00	$2,820.00	$433,680.00
OTHER INCOME							
70100-00 INTEREST INCOME	299.63	375.00	(75.37)	4,841.08	4,500.00	341.08	4,500.00
70300-00 RESERVE CONTRIBUTION	17,663.95	15,166.63	2,497.32	166,195.95	182,000.00	(15,804.05)	182,000.00
Total OTHER INCOME	$ 17,963.58	$ 15,541.63	$ 2,421.95	$171,037.03	$186,500.00	($15,462.97)	$186,500.00
Total OPERATING INCOME	**$ 55,453.58**	**$ 15,541.63**	**$ 39,911.95**	**$607,537.03**	**$620,180.00**	**($ 12,642.97)**	**$620,180.00**
OPERATING EXPENSE							
OPERATING EXP							
81000-00 ACCOUNTING FEES	-	241.63	241.63	700.00	2,900.00	2,200.00	2,900.00
81025-00 LEGAL	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
81050-00 ADMINISTRATIVE EXPENSE	223.73	66.63	(157.10)	1,879.41	800.00	(1,079.41)	800.00
81055-00 MANAGEMENT - FEE	1,492.00	1,492.00	-	17,904.00	17,904.00	-	17,904.00
81100-00 INSURANCE EXPENSE	7,942.25	5,833.37	(2,108.88)	90,036.25	70,000.00	(20,036.25)	70,000.00
81300-00 ROOF & GUTTER MAINTENANCE	5,690.00	1,583.37	(4,106.63)	16,080.00	19,000.00	2,920.00	19,000.00
81310-00 SIDING & TRIM REP./ REPLACE	-	-	-	3,925.00	-	(3,925.00)	-
81325-00 IRRIGATION SYSTEM WATER	-	58.37	58.37	489.00	700.00	211.00	700.00
81330-00 ASPHALT	-	666.63	666.63	3,500.00	8,000.00	4,500.00	8,000.00
81350-00 MAINT/REP/SUP	830.94	1,416.63	585.69	14,117.04	17,000.00	2,882.96	17,000.00
81400-00 LANDSCAPE MAINTENANCE	8,440.00	5,433.37	(3,006.63)	73,628.48	65,200.00	(8,428.48)	65,200.00
81410-00 LANDSCAPE IMPROVEMENTS	-	833.37	833.37	3,739.98	10,000.00	6,260.02	10,000.00
81420-00 FORESTRY	-	1,666.63	1,666.63	14,440.31	20,000.00	5,559.69	20,000.00
81500-00 SNOW REMOVAL	3,210.00	1,250.00	(1,960.00)	16,950.00	15,000.00	(1,950.00)	15,000.00
81600-00 CONTINGENCY	-	31.37	31.37	-	376.00	376.00	376.00
Total OPERATING EXP	$ 27,828.92	$ 20,781.74	($ 7,047.18)	$257,389.47	$249,380.00	($8,009.47)	$249,380.00
UTILITIES EXP							
83300-00 ELECTRIC	-	141.63	141.63	1,024.91	1,700.00	675.09	1,700.00
Total UTILITIES EXP	$ -	$ 141.63	$ 141.63	$ 1,024.91	$ 1,700.00	$675.09	$ 1,700.00
RESERVE EXP							
84000-00 CAPITAL RESERVE DEPOSIT	30,000.00	15,000.00	(15,000.00)	180,000.00	180,000.00	-	180,000.00
84100-00 INTEREST ADJUSTMENT	299.63	375.00	75.37	4,841.08	4,500.00	(341.08)	4,500.00
Total RESERVE EXP	$ 30,299.63	$ 15,375.00	($ 14,924.63)	$184,841.08	$184,500.00	($341.08)	$184,500.00
CORPORATE EXP							
85200-00 FEDERAL INCOME TAX	300.00	216.63	(83.37)	977.00	2,600.00	1,623.00	2,600.00
Total CORPORATE EXP	$ 300.00	$ 216.63	($ 83.37)	$ 977.00	$ 2,600.00	$1,623.00	$ 2,600.00
SPECIAL PROJECTS							
90100-00 ASPHALT	-	-	-	1,895.00	-	(1,895.00)	-
90200-00 ROOF/GUTTER REPLACEMENT	-	8,750.00	8,750.00	101,738.00	105,000.00	3,262.00	105,000.00
90300-00 CONCRETE & MUDJACKING	8,485.00	416.63	(8,068.37)	9,470.00	5,000.00	(4,470.00)	5,000.00
90400-00 CHIMNEY / MASONRY REPAIR	-	416.63	416.63	7,990.00	5,000.00	(2,990.00)	5,000.00
90500-00 PAINTING	-	2,166.63	2,166.63	23,624.00	26,000.00	2,376.00	26,000.00
90550-00 SIDING & TRIM REP / REPL	-	2,083.37	2,083.37	16,678.95	25,000.00	8,321.05	25,000.00
90600-00 BASEMENT REPAIRS	-	1,333.37	1,333.37	4,800.00	16,000.00	11,200.00	16,000.00
Total SPECIAL PROJECTS	$ 8,485.00	$ 15,166.63	$ 6,681.63	$166,195.95	$182,000.00	$15,804.05	$182,000.00
Total OPERATING EXPENSE	**$ 66,913.55**	**$ 51,681.63**	**($ 15,231.92)**	**$610,428.41**	**$620,180.00**	**$ 9,751.59**	**$620,180.00**
Net Income:	**($ 11,459.97)**	**($ 36,140.00)**	**$ 24,680.03**	**($ 2,891.38)**	**$ 0.00**	**($ 2,891.38)**	**$ 0.00**

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HUNT MANAGEMENT INCORPORATED SINCE 1982

Income Statement Summary - Operating

The Woodlands of Ville du Parc Condominium Association, Inc.

Fiscal Period: December 2025

Date: 1/16/2026
Time: 12:26 pm
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
OPERATING INCOME													
INCOME													
60100-00 ASSOCIATION FEES	$34,230.00	$37,975.00	$34,055.00	$36,860.00	$36,140.00	$37,530.00	$35,445.00	$37,530.00	$34,950.00	$37,330.00	$35,445.00	$36,835.00	$ 434,325.00
60125-00 PREPAID ASSESSMENTS	3,555.00	(1,905.00)	1,570.00	(2,085.00)	695.00	(3,420.00)	2,985.00	(1,385.00)	800.00	1,695.00	(1,085.00)	605.00	2,025.00
60600-00 TRANSFER FEES	-	-	-	-	50.00	-	-	-	50.00	-	-	50.00	150.00
Total INCOME	**37,785.00**	**36,070.00**	**35,625.00**	**34,775.00**	**36,885.00**	**34,110.00**	**38,430.00**	**36,145.00**	**35,800.00**	**39,025.00**	**34,360.00**	**37,490.00**	**436,500.00**
OTHER INCOME													
70100-00 INTEREST INCOME	349.34	349.32	412.78	424.96	494.83	503.45	543.03	545.71	361.04	292.13	264.86	299.63	4,841.08
70300-00 RESERVE CONTRIBUTION	1,890.00	-	4,800.00	-	-	-	6,100.00	-	125,362.00	10,380.00	-	17,663.95	166,195.95
Total OTHER INCOME	**2,239.34**	**349.32**	**5,212.78**	**424.96**	**494.83**	**503.45**	**6,643.03**	**545.71**	**125,723.04**	**10,672.13**	**264.86**	**17,963.58**	**171,037.03**
Total OPERATING INCOME	**40,024.34**	**36,419.32**	**40,837.78**	**35,199.96**	**37,379.83**	**34,613.45**	**45,073.03**	**36,690.71**	**161,523.04**	**49,697.13**	**34,624.86**	**55,453.58**	**607,537.03**
OPERATING EXPENSE													
OPERATING EXP													
81000-00 ACCOUNTING FEES	-	-	700.00	-	-	-	-	-	-	-	-	-	700.00
81050-00 ADMINISTRATIVE EXPENSE	17.60	27.76	407.90	149.57	60.20	28.80	385.59	72.26	90.14	374.65	41.21	223.73	1,879.41
81055-00 MANAGEMENT - FEE	1,492.00	1,492.00	1,492.00	1,492.00	1,492.00	1,492.00	1,492.00	1,492.00	1,492.00	1,492.00	1,492.00	1,492.00	17,904.00
81100-00 INSURANCE EXPENSE	11,404.50	5,694.74	5,690.74	-	11,400.48	436.00	-	15,880.52	15,884.52	7,760.25	7,942.25	7,942.25	90,036.25
81300-00 ROOF & GUTTER MAINTENANCE	-	-	-	-	-	675.00	450.00	-	6,040.00	2,915.00	310.00	5,690.00	16,080.00
81310-00 SIDING & TRIM REP./ REPLACE	-	-	-	-	-	585.00	-	-	(585.00)	3,925.00	-	-	3,925.00
81325-00 IRRIGATION SYSTEM WATER	154.96	-	-	-	-	-	154.96	-	-	179.08	-	-	489.00
81330-00 ASPHALT	-	-	-	-	-	-	-	3,500.00	-	-	-	-	3,500.00
81350-00 MAINT/REP/SUP	390.00	599.04	622.95	448.02	21.08	602.50	1,602.06	6,359.68	1,736.56	605.21	299.00	830.94	14,117.04
81400-00 LANDSCAPE MAINTENANCE	-	-	8,148.56	8,148.56	8,148.56	8,148.56	8,248.79	8,148.56	8,048.33	8,148.56	-	8,440.00	73,628.48
81410-00 LANDSCAPE IMPROVEMENTS	-	-	-	-	-	-	-	-	100.23	3,639.75	-	-	3,739.98
81420-00 FORESTRY	-	-	-	-	-	-	14,440.31	-	-	-	-	-	14,440.31
81500-00 SNOW REMOVAL	2,290.00	2,290.00	2,290.00	2,290.00	-	-	-	-	-	2,290.00	2,290.00	3,210.00	16,950.00
Total OPERATING EXP	**15,749.06**	**10,103.54**	**19,352.15**	**12,528.15**	**21,122.32**	**11,967.86**	**26,773.71**	**35,453.02**	**32,806.78**	**31,329.50**	**12,374.46**	**27,828.92**	**257,389.47**
UTILITIES EXP													
83300-00 ELECTRIC	152.72	110.50	97.94	94.12	100.76	49.89	34.99	96.58	91.23	84.26	111.92	-	1,024.91
Total UTILITIES EXP	**152.72**	**110.50**	**97.94**	**94.12**	**100.76**	**49.89**	**34.99**	**96.58**	**91.23**	**84.26**	**111.92**	**-**	**1,024.91**

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Fiscal Period: December 2025

Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
RESERVE EXP													
84000-00 CAPITAL RESERVE DEPOSIT	$30,000.00	$15,000.00	$15,000.00	$30,000.00	$15,000.00	$15,000.00	$15,000.00	$-	$-	$-	$15,000.00	$30,000.00	$180,000.00
84100-00 INTEREST ADJUSTMENT	349.34	349.32	412.78	424.96	494.83	503.45	543.03	545.71	361.04	292.13	264.86	299.63	4,841.08
Total RESERVE EXP	**30,349.34**	**15,349.32**	**15,412.78**	**30,424.96**	**15,494.83**	**15,503.45**	**15,543.03**	**545.71**	**361.04**	**292.13**	**15,264.86**	**30,299.63**	**184,841.08**
CORPORATE EXP													
85200-00 FEDERAL INCOME TAX	-	-	-	77.00	-	300.00	-	-	300.00	-	-	300.00	977.00
Total CORPORATE EXP	**-**	**-**	**-**	**77.00**	**-**	**300.00**	**-**	**-**	**300.00**	**-**	**-**	**300.00**	**977.00**
SPECIAL PROJECTS													
90100-00 ASPHALT	-	-	-	-	-	-	-	-	-	1,895.00	-	-	1,895.00
90200-00 ROOF/GUTTER REPLACEMENT	-	-	-	-	-	-	-	-	101,738.00	-	-	-	101,738.00
90300-00 CONCRETE & MUDJACKING	-	-	-	-	-	-	-	985.00	-	-	-	8,485.00	9,470.00
90400-00 CHIMNEY / MASONRY REPAIR	-	1,890.00	-	-	-	-	6,100.00	-	-	-	-	-	7,990.00
90500-00 PAINTING	-	-	-	-	-	-	-	-	23,624.00	-	-	-	23,624.00
90550-00 SIDING & TRIM REP / REPL	-	-	-	-	-	-	-	8,693.95	7,985.00	-	-	-	16,678.95
90600-00 BASEMENT REPAIRS	-	-	4,800.00	-	-	-	-	-	-	-	-	-	4,800.00
Total SPECIAL PROJECTS	**-**	**1,890.00**	**4,800.00**	**-**	**-**	**-**	**6,100.00**	**9,678.95**	**133,347.00**	**1,895.00**	**-**	**8,485.00**	**166,195.95**
Total OPERATING EXPENSE	**46,251.12**	**27,453.36**	**39,662.87**	**43,124.23**	**36,717.91**	**27,821.20**	**48,451.73**	**45,774.26**	**166,906.05**	**33,600.89**	**27,751.24**	**66,913.55**	**610,428.41**
Net Income:	**(6,226.78)**	**8,965.96**	**1,174.91**	**(7,924.27)**	**661.92**	**6,792.25**	**(3,378.70)**	**(9,083.55)**	**(5,383.01)**	**16,096.24**	**6,873.62**	**(11,459.97)**	**(2,891.38)**

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