

WHITEHALL MILL CONDOMINIUM ASSOCIATION
2025 YTD Financials & 2026 Adopted Budget

	YTD Actual 9/30/25	YTD Budget 9/30/25	YTD Variance	2025 Adopted Budget	2026 Adopted Budget
INCOME					
5020 Cottage/Shed Rental Income	\$600.00	\$2,400.00	-\$1,800.00	\$2,400.00	\$1,200.00
5030 Monthly Dues Income	\$195,326.16	\$196,487.58	-\$1,161.42	\$261,983.43	\$261,983.43
5045 Initial Assessment Income	\$3,419.18	\$0.00	\$3,419.18	\$0.00	\$0.00
5046 Transfer Fee Income	\$1,091.08	\$0.00	\$1,091.08	\$0.00	\$0.00
5049 Parking Space Income	\$7,657.41	\$7,707.01	-\$49.60	\$10,276.00	\$12,964.00
5070 Late Fee Income	\$638.19	\$0.00	\$638.19	\$0.00	\$0.00
5075 Interest Income	\$4,361.92	\$0.00	\$4,361.92	\$0.00	\$0.00
5085 Other Income	\$10.00	\$0.00	\$10.00	\$0.00	\$0.00
5900 Prepaid Income	\$1,461.64	\$0.00	\$1,461.64	\$0.00	\$0.00
5901 Loan Assesement Income	\$7,135.28	\$0.00	\$7,135.28	\$0.00	\$0.00
TOTAL INCOME	\$221,700.86	\$206,594.59	\$15,106.27	\$274,659.43	\$276,147.43
EXPENSES					
6100 Landscape Maintenance	\$27,900.00	\$27,375.02	\$524.98	\$36,500.00	\$37,200.00
6135 Tree Maintenance	\$3,250.00	\$3,000.00	\$250.00	\$3,000.00	\$6,000.00
6150 Landscape Improvement	\$0.00	\$5,000.00	-\$5,000.00	\$5,000.00	\$4,000.00
6200 Insurance- Fidelity & Umbrella	\$32,504.00	\$29,236.00	\$3,268.00	\$29,236.00	\$33,500.00
6206 Insurance Flood	\$25,637.00	\$27,317.00	-\$1,680.00	\$27,317.00	\$27,317.00
6300 Common Area Electricity	\$4,880.00	\$4,500.00	\$380.00	\$6,000.00	\$6,500.00
6400 Sanitation	\$8,493.20	\$8,085.01	\$408.19	\$10,780.00	\$13,500.00
6410 Fire Sprinkler	\$5,528.00	\$1,000.00	\$4,528.00	\$1,000.00	\$1,500.00
6500 Termite Bond	\$2,987.00	\$2,900.00	\$87.00	\$2,900.00	\$2,900.00
6600 Maintenance & Repair	\$18,178.16	\$24,375.01	-\$6,196.85	\$32,500.00	\$29,336.00
6601 Reserve Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6618 Maintenance & Repair - Roof	\$5,846.00	\$3,000.01	\$2,845.99	\$4,000.00	\$7,500.00
6650 Gutter Cleaning	\$2,650.00	\$1,300.00	\$1,350.00	\$1,300.00	\$2,300.00
6700 Water/Sewer	\$11,964.03	\$15,000.02	-\$3,035.99	\$20,000.00	\$15,000.00
7000 Management Fee	\$14,739.03	\$14,739.02	\$0.01	\$19,652.00	\$20,232.00
7010 Postage & Copies	\$54.69	\$150.02	-\$95.33	\$200.00	\$200.00
7050 Legal & Accounting	\$1,302.00	\$2,600.00	-\$1,298.00	\$2,600.00	\$5,000.00
7080 MISC	-\$75.00	\$0.00	-\$75.00	\$0.00	\$0.00
8000 Reserve Contribution	\$45,000.00	\$45,000.00	\$0.00	\$60,000.00	\$50,000.00
TOTAL EXPENSES	\$210,838.11	\$214,577.11	-\$3,739.00	\$261,985.00	\$261,985.00
NET INCOME	\$10,862.75	-\$7,982.52	\$18,845.27		

Loan Paid Off in 2024

PARKING CHARGES - Changes as owners opt in/ out

13 Reserved spaces	\$56/m	\$8,736.00
2 Pump unit (2x)	\$110.00	\$2,640.00
2 Covered space	\$66.20/m	\$1,588.80
\$12,964.80		