

Woodhaven Condominiums HOA  
May 2025 YTD Actual vs Budget Summary

Income	Budget	Actual	Over Budget (+)
			Under Budget (-)
Total Ordinary Income	\$346,750	\$404,681	\$57,931
Total Ordinary Expense	\$391,961	\$425,088	\$33,127
Net Extraordinary Income	\$0	\$221	\$221
Total Net Income	-\$45,211	-\$20,186	\$25,025

Major Expenses	Budget	Actual	Over Budget (+)
			Under Budget (-)
Building Repairs	\$28,100	\$48,468	\$20,368
Concrete/Sidewalk Repairs	\$3,000	\$7,500	\$4,500
Electrical Repairs	\$15,000	\$16,830	\$1,830
Floor Repair	\$4,500	\$0	-\$4,500
HVAC Repairs	\$5,000	\$6,050	\$1,050
Insurance	\$189,188	\$190,666	\$1,478
Interior Repairs	\$7,500	\$7,030	-\$470
Landscaping	\$21,300	\$17,250	-\$4,050
Legal/Professional Fees	\$4,500	\$10,204	\$5,704
Lighting Improvements	\$2,500	\$4,455	\$1,955
Management Fees	\$10,000	\$10,000	\$0
Plumbing Repairs	\$9,000	\$5,505	-\$3,495
Security System	\$5,000	\$12,910	\$7,910
Trash Removal	\$9,960	\$9,956	-\$4
Tree Services	\$5,413	\$8,913	\$3,500
Water	\$39,000	\$32,585	-\$6,415

Balance Sheet Summary	Actual
Checking/Savings Balance	\$206,352
Line of Credit Balance	\$90,039
Loan #4 Balance	\$9,462