

Woodhaven Condominiums HOA
October 2025 YTD Actual vs Budget Summary

Summary Net Income	Budget	Actual	Over Budget (+)
			Under Budget (-)
Total Ordinary Income	\$693,500	\$790,661	\$97,161
Total Ordinary Expense	\$603,746	\$684,305	\$80,559
Net Extraordinary Income	\$0	\$221	\$221
Total Net Income	\$89,754	\$106,577	\$16,823

Ordinary Income	Budget	Actual	Over Budget (+)
			Under Budget (-)
HOA Dues	\$630,000	\$681,188	\$51,188
Special Assessment Dues	\$60,000	\$66,176	\$6,176
Bill Backs (to Owners)	\$0	\$34,486	\$34,486
Other Income	\$3,500	\$8,811	\$5,311
Total Ordinary Income	\$693,500	\$790,661	\$97,161

Ordinary Expense	Budget	Actual	Over Budget (+)
			Under Budget (-)
Accounting Fees	\$3,500	\$3,450	-\$50
Bank Service Charge	\$1,520	\$1,287	-\$233
Building Repairs	\$55,600	\$110,008	\$54,408
Carports	\$1,600	\$550	-\$1,050
Concrete/Sidewalk Repairs	\$8,000	\$14,200	\$6,200
Coupon Books	\$1,000	\$236	-\$764
Doors	\$4,115	\$5,063	\$948
Drainage Improvements	\$5,000	\$11,616	\$6,616
Electrical Repairs	\$40,000	\$22,680	-\$17,320
Electricity	\$6,500	\$7,738	\$1,238
Floor Repair	\$12,000	\$8,750	-\$3,250
Foundation Inspection	\$0	\$2,650	\$2,650
Freeze Repairs	\$5,000	\$7,940	\$2,940
Gutter Repairs	\$1,000	\$5,425	\$4,425
HVAC Repairs	\$5,000	\$6,050	\$1,050
Insurance	\$200,188	\$202,901	\$2,713
Interest Loan #4	\$1,170	\$935	-\$235
Interior Repairs	\$12,500	\$15,945	\$3,445
Landscaping	\$33,800	\$31,962	-\$1,838
Legal/Professional Fees	\$9,000	\$16,496	\$7,496
Lighting Improvements	\$5,000	\$7,941	\$2,941
Line of Credit Interest	\$4,680	\$4,415	-\$265
Management Fees	\$20,000	\$20,000	\$0
Meeting/Community Expenses	\$1,800	\$465	-\$1,335
Parking Lot Repair	\$4,500	\$0	-\$4,500
Parts/Supplies	\$2,500	\$4,816	\$2,316
Permits	\$20	\$1,462	\$1,442
Pest Control	\$1,500	\$1,060	-\$440
Plumbing Repairs	\$24,000	\$14,845	-\$9,155
Pool Service/Supplies	\$6,000	\$7,725	\$1,725
Porter Service	\$2,500	\$475	-\$2,025
Postage/Delivery	\$250	\$3,624	\$3,374
Retaining Wall Repairs	\$0	\$1,275	\$1,275
Security System	\$10,000	\$24,820	\$14,820
Sprinklers	\$4,000	\$6,648	\$2,648
Trash Removal	\$19,845	\$20,021	\$176
Tree Service	\$5,413	\$13,613	\$8,200
Water	\$83,500	\$71,872	-\$11,628
Other Expenses	\$1,745	\$3,346	\$1,601
Total Ordinary Expense	\$603,746	\$684,305	\$80,559

Balance Sheet Summary	Actual
Checking/Savings Balance	\$223,540
Line of Credit Balance	\$0
Accounts Receivable (from Owners)	\$21,410