

Woodhaven Condominiums HOA
June 2026 YTD Actual vs Budget Summary

Summary Net Income	Budget	Actual	Over Budget (+)
			Under Budget (-)
Total Ordinary Income	\$434,324	\$436,541	\$2,217
Total Ordinary Expense	\$519,291	\$326,347	-\$192,944
Net Extraordinary Income	\$0	\$0	\$0
Total Net Income	-\$84,967	\$110,193	\$195,160

Ordinary Income	Budget	Actual	Over Budget (+)
			Under Budget (-)
HOA Dues	\$390,000	\$393,680	\$3,680
Interest Income	\$2,900	\$1,815	-\$1,085
Fees	\$2,424	\$2,884	\$460
Bill Backs (to Owners)	\$6,000	\$4,572	-\$1,428
Special Assessment Dues	\$33,000	\$33,591	\$591
Total Ordinary Income	\$434,324	\$436,541	\$2,217

Ordinary Expense	Budget	Actual	Over Budget (+)
			Under Budget (-)
Accounting Fees	\$1,750	\$0	-\$1,750
Bank Service Charge	\$180	\$0	-\$180
Building Repairs	\$116,985	\$47,125	-\$69,860
Carports	\$600	\$0	-\$600
Concrete/Sidewalk Repairs	\$7,000	\$0	-\$7,000
Coupon Books	\$300	\$363	\$63
Doors	\$2,700	\$0	-\$2,700
Drainage Improvements	\$4,500	\$1,747	-\$2,753
Electrical Repairs	\$18,000	\$0	-\$18,000
Electricity	\$4,200	\$3,639	-\$561
Floor Repair	\$3,000	\$2,200	-\$800
Foundation Inspection	\$2,400	\$2,400	\$0
Freeze Repairs	\$10,000	\$11,100	\$1,100
Gutter Repairs	\$600	\$0	-\$600
HVAC Repairs	\$0	\$0	\$0
Insurance	\$189,200	\$123,063	-\$66,137
Interior Repairs	\$10,000	\$6,435	-\$3,565
Landscaping	\$22,350	\$35,572	\$13,222
Legal/Professional Fees	\$5,400	\$2,335	-\$3,065
Lighting Improvements	\$3,000	\$750	-\$2,250
Line of Credit Interest	\$0	\$0	\$0
Management Fees	\$12,000	\$10,000	-\$2,000
Meeting/Community Expenses	\$0	\$0	\$0
Parking Lot Repair	\$3,000	\$0	-\$3,000
Parts/Supplies	\$1,500	\$2,653	\$1,153
Permits	\$1,500	\$0	-\$1,500
Pest Control	\$1,250	\$1,949	\$699
Plumbing Repairs	\$16,150	\$8,655	-\$7,495
Pool Service/Supplies	\$3,900	\$2,435	-\$1,465
Porter Service	\$1,800	\$1,800	\$0
Postage/Delivery	\$1,800	\$344	-\$1,456
Retaining Wall Repairs	\$600	\$0	-\$600
Security System	\$2,000	\$1,000	-\$1,000
Sprinklers	\$5,000	\$685	-\$4,315
Trash Removal	\$12,456	\$15,253	\$2,797
Tree Service	\$3,500	\$3,500	\$0
Water	\$41,500	\$38,179	-\$3,321
Other Expenses	\$9,170	\$3,166	-\$6,004
Total Ordinary Expense	\$519,291	\$326,347	-\$192,944

Balance Sheet Summary	Actual
Checking/Savings Balance	\$430,915
Line of Credit Balance	\$0
Accounts Receivable (from Owners)	\$25,170