

Woodhaven Condominiums HOA
June 2025 YTD Actual vs Budget Summary

Income	Budget	Actual	Over Budget (+)
			Under Budget (-)
Total Ordinary Income	\$416,100	\$478,122	\$62,022
Total Ordinary Expense	\$426,603	\$506,461	\$79,858
Net Extraordinary Income	\$0	\$221	\$221
Total Net Income	-\$10,503	-\$28,118	-\$17,615

Major Expenses	Budget	Actual	Over Budget (+)
			Under Budget (-)
Building Repairs	\$33,300	\$101,193	\$67,893
Concrete/Sidewalk Repairs	\$4,000	\$14,200	\$10,200
Drainage Improvements	\$3,000	\$0	-\$3,000
Electrical Repairs	\$16,000	\$18,680	\$2,680
Electricity	\$3,900	\$4,423	\$523
Floor Repair	\$6,000	\$0	-\$6,000
Freeze Repairs	\$5,000	\$7,940	\$2,940
Gutter Repairs	\$600	\$2,625	\$2,025
HVAC Repairs	\$5,000	\$6,050	\$1,050
Insurance	\$189,188	\$190,666	\$1,478
Interior Repairs	\$8,500	\$7,030	-\$1,470
Landscaping	\$23,800	\$18,172	-\$5,628
Legal/Professional Fees	\$5,400	\$10,204	\$4,804
Lighting Improvements	\$3,000	\$4,680	\$1,680
Line of Credit Interest	\$3,775	\$3,405	-\$370
Management Fees	\$12,000	\$12,000	\$0
Parking Lot Repair	\$2,500	\$0	-\$2,500
Plumbing Repairs	\$12,000	\$5,505	-\$6,495
Pool Service/Supplies	\$3,600	\$3,340	-\$260
Security System	\$5,000	\$12,910	\$7,910
Sprinklers	\$2,000	\$3,701	\$1,701
Trash Removal	\$11,937	\$11,933	-\$4
Tree Services	\$5,413	\$9,113	\$3,700
Water	\$47,500	\$39,660	-\$7,840

Balance Sheet Summary	Actual
Checking/Savings Balance	\$168,640
Line of Credit Balance	\$70,039
Loan #4 Balance	\$0