

Woodhaven Condominiums HOA
2025 Approved Budget

	JAN 25	FEB 25	MAR 25	APR 25	MAY 25	JUN 25	JUL 25	AUG 25	SEP 25	OCT 25	NOV 25	DEC 25	TOTAL
Income													
HOA Dues	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	756,000
Maintenance Bill Back	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Fee Bill Back	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Income	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Late Charges	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Violation Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
NSF Fees	0	0	0	0	0	0	0	0	0	0	0	0	0
Special Assessment Dues	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
Total Ordinary Income	69,350	69,350	69,350	69,350	69,350	69,350	69,350	69,350	69,350	69,350	69,350	69,350	832,200

Expenses													
Accounting Fees	0	1,750	0	0	0	0	0	0	1,750	0	0	0	3,500
Annual Storage Fee	0	0	0	0	0	250	0	0	0	0	0	0	250
Bank Service Charge	30	30	30	30	30	30	30	1,250	30	30	30	30	1,580
Building Repairs, Foundation	0	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000
Building Repairs, Structural	0	0	100	100	100	100	100	100	100	100	100	100	1,000
Building Repairs, Cosmetic	0	0	750	750	750	750	750	750	750	750	750	750	7,500
Building Repairs, Stairwells	0	500	250	250	250	250	250	250	250	250	250	250	3,000
Building Repairs, Balcony/Patio	0	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,000
Building Repairs, Landings	6,000	6,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	27,000
Building Repairs, Concrete Steps	0	0	100	100	100	100	100	100	100	100	100	100	1,000
Carports	0	0	200	200	200	200	200	200	200	200	200	200	2,000
Checks Printed	30	30	30	30	30	30	30	30	30	30	30	30	360
Concrete/Sidewalk Repairs	0	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000
Coupon Books	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Doors	515	400	400	400	400	400	400	400	400	400	400	400	4,915
Drainage Improvements	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Electrical Repairs	1,000	11,000	1,000	1,000	1,000	1,000	1,000	11,000	11,000	1,000	1,000	1,000	42,000
Electricity	650	650	650	650	650	650	650	650	650	650	650	650	7,800
Propane	20	20	20	20	40	40	40	40	40	40	20	20	360
Gutter Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Floor Repair	0	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,000
Freeze	0	5,000	0	0	0	0	0	0	0	0	0	0	5,000
Freeze Protection	0	0	0	0	0	0	0	0	0	1,000	1,000	1,000	3,000
HVAC Repairs	0	5,000	0	0	0	0	0	0	0	0	0	0	5,000
Insurance, Boiler & Machinery	1,000	0	0	0	0	0	0	0	0	0	0	0	1,000
Insurance, Crime Policy	0	0	0	600	0	0	0	0	0	0	0	0	600
Insurance, D&O	0	0	0	2,000	0	0	0	0	0	0	0	0	2,000
Insurance, Flood	8,808	0	0	0	0	0	0	0	0	12,000	0	0	20,808
Insurance, General Liability	8,492	0	(1,000)	0	0	0	0	0	0	0	0	0	7,492
Insurance, Property	166,927	0	0	0	0	0	0	0	0	0	0	0	166,927
Insurance, Umbrella	1,361	0	0	0	0	0	0	0	0	0	0	0	1,361
Interest Loan #4	300	260	210	170	130	100	0	0	0	0	0	0	1,170
Interest Line of Credit	0	570	1,000	870	735	600	470	300	135	0	0	0	4,680
Interior Repairs	3,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	14,500
Landscaping Improvements	0	0	0	4,000	4,800	0	0	0	0	0	1,500	0	10,300
Landscaping Services	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Legal/Professional Fees	900	900	900	900	900	900	900	900	900	900	900	900	10,800
Lighting Improvements	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Management Fees	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Meeting/Community Expense	1,000	0	300	0	0	200	0	0	300	0	0	0	1,800
NSF	15	15	15	15	15	15	15	15	15	15	15	15	180
Parking Lot Repair	0	500	500	500	500	500	500	500	500	500	500	500	5,500
Parts/Supplies	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Permits	0	20	0	0	0	0	0	0	0	0	0	0	20
Pest Control	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Plumbing Repairs	0	0	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	30,000
Pool Services/Supplies	600	600	600	600	600	600	600	600	600	600	600	600	7,200
Porter Service	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Postage/Delivery	25	25	25	25	25	25	25	25	25	25	25	25	300
Security System	0	0	5,000	0	0	0	5,000	0	0	0	0	0	10,000
Sprinklers	0	0	500	500	500	500	500	500	500	500	500	500	5,000
Tax Preparation	0	0	0	0	475	0	0	0	0	0	0	0	475
Telephone	75	75	75	75	75	75	75	75	75	75	75	75	900
Trash Removal	2,052	1,977	1,977	1,977	1,977	1,977	1,977	1,977	1,977	1,977	1,977	1,977	23,799
Tree Service	5,413	0	0	0	0	0	0	0	0	0	0	0	5,413
Water	8,000	8,000	7,500	7,500	8,000	8,500	9,000	9,000	9,000	9,000	8,500	8,000	100,000
Total Ordinary Expenses	223,063	50,672	37,982	40,112	39,132	34,642	39,462	45,512	46,177	46,992	35,972	33,972	673,690
Net Income	(153,713)	18,678	31,368	29,238	30,218	34,708	29,888	23,838	23,173	22,358	33,378	35,378	158,510
Other Income (Unclaimed Funds)	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Total Income	(153,713)	18,678	31,368	29,238	30,218	34,708	29,888	23,838	23,173	22,358	33,378	35,378	158,510