

Woodhaven Condominiums HOA
Approved Budget Summary 2026

Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
JAN 26	FEB 26	MAR 26	APR 26	MAY 26	JUN 26	JUL 26	AUG 26	SEP 26	OCT 26	NOV 26	DEC 26	TOTAL	

Income

HOA Dues	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	780,000
Interest Income	400	500	500	500	500	500	500	500	500	500	500	800	6,200
Fees	400	400	412	400	412	400	412	400	412	400	412	400	4,860
Bill Backs	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Special Assessment Dues	5,500	5,500	5,500	5,500	5,500	5,500	0	0	0	0	0	0	33,000
Total Ordinary Income	72,300	72,400	72,412	72,400	72,412	72,400	66,912	66,900	66,912	66,900	66,912	67,200	836,060

Expenses

Accounting Fees	0	0	0	0	1,750	0	0	0	0	0	0	0	1,750
Annual Storage Fee	250	0	0	0	0	0	0	0	0	0	0	0	250
Bank Service Charge	30	30	30	30	30	30	1,280	30	30	30	30	30	1,610
Building Repairs	24,585	21,100	15,200	20,700	17,200	18,200	19,100	18,950	7,450	4,200	4,200	4,200	175,085
Carports	100	100	100	100	100	100	100	100	100	100	100	100	1,200
Checks Printed	30	30	30	30	30	30	30	30	30	30	30	30	360
Concrete/Sidewalk Repairs	2,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	5,000	1,000	1,000	1,000	17,000
Coupon Books	50	50	50	50	50	50	50	50	50	50	50	50	600
Doors	450	450	450	450	450	450	450	450	450	450	450	450	5,400
Drainage Improvements	500	500	500	500	2,000	500	500	500	500	500	500	500	7,500
Electrical Repairs	1,000	1,000	1,000	5,000	5,000	5,000	5,000	1,000	1,000	1,000	1,000	1,000	28,000
Electricity	700	700	700	700	700	700	700	700	700	700	700	700	8,400
Fence	0	0	0	0	2,000	2,000	0	0	0	0	0	0	4,000
Floor Repair	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Foundation Inspection	0	2,400	0	0	0	0	0	0	0	0	0	0	2,400
Freeze	5,000	5,000	0	0	0	0	0	0	0	0	0	0	10,000
Freeze Protection	0	0	0	0	0	0	0	0	0	0	0	100	100
Gate Repairs	50	50	50	50	50	50	50	50	50	50	50	50	600
Gutter Repairs	100	100	100	100	100	100	100	100	100	100	100	100	1,200
HVAC Repairs	0	0	0	0	0	0	0	0	0	0	0	100	100
Insurance	177,250	7,600	4,350	0	0	0	0	0	0	13,460	0	0	202,660
Interest Line of Credit	0	940	780	625	470	315	160	0	0	0	0	0	3,290
Interior Repairs	5,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	16,000
Landscaping Improvements	1,350	0	2,000	2,000	2,000	0	0	0	2,000	2,000	1,500	2,000	14,850
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	0	0	0	0	0	0	0	0	0	300	0	0	300
NSF	15	15	15	15	15	15	15	15	15	15	15	15	180
Parking Lot Repair	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Parts/Supplies	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Permits	0	0	500	1,000	0	0	0	0	0	0	0	0	1,500
Pest Control	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Plumbing Repairs	3,650	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	31,150
Pool Services/Supplies	650	650	650	650	650	650	650	650	650	650	650	650	7,800
Porter Service	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Postage/Delivery	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Propane	20	20	20	20	20	20	20	20	20	20	20	20	240
Retaining Wall Repairs	100	100	100	100	100	100	100	100	1,500	100	100	100	2,600
Security System	1,000	200	200	200	200	200	200	200	200	200	200	200	3,200
Sprinklers	2,000	600	600	600	600	600	600	600	600	600	600	600	8,600
Tax Preparation	0	0	650	0	0	0	0	0	0	0	0	0	650
Telephone	75	75	75	75	75	75	75	75	75	75	75	75	900
Trash Removal	2,076	2,076	2,076	2,076	2,076	2,076	2,076	2,076	2,076	2,180	2,180	2,180	25,224
Tree Service	3,500	0	0	0	0	0	0	0	0	0	0	0	3,500
Water	6,000	7,000	7,000	7,000	7,000	7,500	7,500	7,500	9,500	8,500	7,500	8,000	90,000
Total Ordinary Expenses	245,531	63,286	49,726	54,571	55,166	51,261	51,256	45,696	43,596	47,810	32,550	33,750	774,199

Net Income	(173,231)	9,114	22,686	17,829	17,246	21,139	15,656	21,204	23,316	19,090	34,362	33,450	61,861
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Transfer to Trust Reserve	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494	6,494	77,928
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Line of Credit Payment (P)	0	25,000	25,000	25,000	25,000	25,000	25,000	0	0	0	0	0	150,000
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Balance Sheet

LOC Loan	150,000	125,000	100,000	75,000	50,000	25,000	0	0	0	0	0	0	0
Trust Reserve	190,933	197,427	203,921	210,415	216,909	223,403	229,897	236,391	242,885	249,379	305,873	337,367	
Trust Checking	99,010	76,630	67,822	54,157	39,909	29,554	13,716	28,426	45,248	57,844	35,712	37,668	

Cash Flow

Cash In	222,300	72,400	72,412	72,400	72,412	72,400	66,912	66,900	66,912	66,900	66,912	67,200	986,060
Cash Out	245,531	88,286	74,726	79,571	80,166	76,261	76,256	45,696	43,596	47,810	32,550	33,750	924,199
Net Cash Flow (In+/Out-)	(23,231)	(15,886)	(2,314)	(7,171)	(7,754)	(3,861)	(9,344)	21,204	23,316	19,090	34,362	33,450	61,861