

Woodhaven Condominiums HOA
December 2025 YTD Actual vs Budget Summary

			Over Budget (+) Under Budget (-)
Summary Net Income	Budget	Actual	Under Budget (-)
Total Ordinary Income	\$832,200	\$940,699	\$108,499
Total Ordinary Expense	\$673,690	\$746,842	\$73,152
Net Extraordinary Income	\$0	\$221	\$221
Total Net Income	\$158,510	\$194,078	\$35,568

			Over Budget (+) Under Budget (-)
Ordinary Income	Budget	Actual	Under Budget (-)
HOA Dues	\$756,000	\$814,452	\$58,452
Special Assessment Dues	\$72,000	\$77,523	\$5,523
Bill Backs (to Owners)	\$0	\$37,912	\$37,912
Other Income	\$4,200	\$10,813	\$6,613
Total Ordinary Income	\$832,200	\$940,699	\$108,499

			Over Budget (+) Under Budget (-)
Ordinary Expense	Budget	Actual	Under Budget (-)
Accounting Fees	\$3,500	\$3,450	-\$50
Bank Service Charge	\$1,580	\$1,287	-\$293
Building Repairs	\$64,500	\$124,283	\$59,783
Carports	\$2,000	\$550	-\$1,450
Concrete/Sidewalk Repairs	\$10,000	\$14,200	\$4,200
Coupon Books	\$1,200	\$236	-\$964
Doors	\$4,915	\$6,507	\$1,592
Drainage Improvements	\$6,000	\$12,453	\$6,453
Electrical Repairs	\$42,000	\$22,680	-\$19,320
Electricity	\$7,800	\$9,152	\$1,352
Floor Repair	\$15,000	\$8,750	-\$6,250
Foundation Inspection	\$0	\$2,650	\$2,650
Freeze Repairs	\$5,000	\$7,940	\$2,940
Gutter Repairs	\$1,200	\$5,425	\$4,225
HVAC Repairs	\$5,000	\$6,050	\$1,050
Insurance	\$200,188	\$202,901	\$2,713
Interest Loan #4	\$1,170	\$935	-\$235
Interior Repairs	\$14,500	\$21,570	\$7,070
Landscaping	\$40,300	\$39,475	-\$825
Legal/Professional Fees	\$10,800	\$18,963	\$8,163
Lighting Improvements	\$6,000	\$7,941	\$1,941
Line of Credit Interest	\$4,680	\$4,415	-\$265
Management Fees	\$24,000	\$24,000	\$0
Meeting/Community Expenses	\$1,800	\$465	-\$1,335
Parking Lot Repair	\$5,500	\$0	-\$5,500
Parts/Supplies	\$3,000	\$5,632	\$2,632
Permits	\$20	\$1,462	\$1,442
Pest Control	\$1,800	\$1,195	-\$605
Plumbing Repairs	\$30,000	\$16,505	-\$13,495
Pool Service/Supplies	\$7,200	\$8,925	\$1,725
Porter Service	\$3,000	\$1,075	-\$1,925
Postage/Delivery	\$300	\$3,624	\$3,324
Retaining Wall Repairs	\$0	\$1,275	\$1,275
Security System	\$10,000	\$24,820	\$14,820
Sprinklers	\$5,000	\$6,648	\$1,648
Trash Removal	\$23,799	\$24,173	\$374
Tree Service	\$5,413	\$13,613	\$8,200
Water	\$100,000	\$88,019	-\$11,981
Other Expenses	\$5,525	\$3,600	-\$1,925
Total Ordinary Expense	\$673,690	\$746,842	\$73,152

Balance Sheet Summary	Actual
Checking/Savings Balance	\$313,174
Line of Credit Balance	\$0
Accounts Receivable (from Owners)	\$26,502