

Woodhaven Condominiums HOA
2026 Budget vs 2025 Actual Comparison Rev 1

	Budget 2026	Actual 2025	Increase/ Decrease	Percent
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Income

HOA Dues	780,000	814,452	(34,452)	-4.2%
Interest Income	6,200	2,318	3,882	167.5%
Fees	4,860	8,495	(3,635)	-42.8%
Bill Backs	12,000	37,912	(25,912)	-68.3%
Special Assessment Revenue	33,000	77,523	(44,523)	-57.4%
Total Ordinary Income	836,060	940,700	(104,640)	-11.1%

Expenses

Accounting Fees	1,750	3,450	(1,700)	-49.3%
Annual Storage Fee	250	250	0	0.0%
Bank Service Charge	1,610	1,287	323	25.1%
Building Repairs, Balcony/Patio	175,085	124,283	50,802	40.9%
Carports	1,200	550	650	118.2%
Checks Printed	360	90	270	300.0%
Concrete/Sidewalk Repairs	17,000	14,200	2,800	19.7%
Coupon Books	600	236	364	154.2%
Doors	5,400	6,507	(1,107)	-17.0%
Drainage Improvements	7,500	12,453	(4,953)	-39.8%
Electrical Repairs	28,000	22,680	5,320	23.5%
Electricity	8,400	9,152	(752)	-8.2%
Fence	4,000	567	3,433	605.5%
Floor Repair	6,000	8,750	(2,750)	-31.4%
Foundation Inspection	2,400	2,650	(250)	-9.4%
Freeze	10,000	7,940	2,060	25.9%
Freeze Protection	100	0	100	
Gate Repairs	600	775	(175)	-22.6%
Gutter Repairs	1,200	5,425	(4,225)	-77.9%
HVAC Repairs	100	6,050	(5,950)	-98.3%
Insurance	202,660	202,902	(242)	-0.1%
Interest Line of Credit	3,290	4,415	(1,125)	-25.5%
Interest Loan #4	0	935	(935)	-100.0%
Interior Repairs	16,000	21,570	(5,570)	-25.8%
Landscaping Improvements	14,850	10,824	4,026	37.2%
Landscaping Services	30,000	30,000	0	0.0%
Legal/Professional Fees	10,800	18,963	(8,163)	-43.0%
Lighting Improvements	6,000	7,941	(1,941)	-24.4%
Management Fees	24,000	24,000	0	0.0%
Meeting/Community Expense	300	465	(165)	-35.5%
NSF	180	48	132	275.0%
Parking Lot Repair	6,000	0	6,000	

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Parts/Supplies	3,000	5,632	(2,632)	-46.7%
Permits	1,500	1,462	38	2.6%
Pest Control	3,000	1,195	1,805	151.0%
Plumbing Repairs	31,150	16,505	14,645	88.7%
Pool Services/Supplies	7,800	8,925	(1,125)	-12.6%
Porter Service	3,600	1,075	2,525	234.9%
Postage/Delivery	3,600	3,624	(24)	-0.7%
Propane	240	6	234	3900.0%
Retaining Wall Repairs	2,600	1,275	1,325	103.9%
Security System	3,200	24,820	(21,620)	-87.1%
Sprinklers	8,600	8,092	508	6.3%
Tax Preparation	650	650	0	0.0%
Telephone	900	1,213	(313)	-25.8%
Trash Removal	25,224	24,173	1,051	4.3%
Tree Service	3,500	13,613	(10,113)	-74.3%
Water	90,000	88,019	1,981	2.3%
Total Ordinary Expenses	774,199	749,637	24,562	3.3%
Net Income	61,861	191,063	(129,202)	-67.6%