

Woodhaven Condominiums HOA
 March 2026 YTD Actual vs Budget Summary

Summary Net Income	Budget	Actual	Over Budget (+)
			Under Budget (-)
Total Ordinary Income	\$217,112	\$226,096	\$8,984
Total Ordinary Expense	\$358,543	\$224,494	-\$134,049
Net Extraordinary Income	\$0	\$0	\$0
Total Net Income	-\$141,431	\$1,602	\$143,033

Ordinary Income	Budget	Actual	Over Budget (+)
			Under Budget (-)
HOA Dues	\$195,000	\$202,262	\$7,262
Interest Income	\$1,400	\$817	-\$583
Fees	\$1,212	\$1,622	\$410
Bill Backs (to Owners)	\$3,000	\$3,927	\$927
Special Assessment Dues	\$16,500	\$17,469	\$969
Total Ordinary Income	\$217,112	\$226,096	\$8,984

Ordinary Expense	Budget	Actual	Over Budget (+)
			Under Budget (-)
Accounting Fees	\$0	\$0	\$0
Bank Service Charge	\$90	\$0	-\$90
Building Repairs	\$60,885	\$11,050	-\$49,835
Carports	\$300	\$0	-\$300
Concrete/Sidewalk Repairs	\$4,000	\$0	-\$4,000
Coupon Books	\$150	\$360	\$210
Doors	\$1,350	\$0	-\$1,350
Drainage Improvements	\$1,500	\$1,747	\$247
Electrical Repairs	\$3,000	\$0	-\$3,000
Electricity	\$2,100	\$1,610	-\$490
Floor Repair	\$1,500	\$2,200	\$700
Foundation Inspection	\$2,400	\$2,400	\$0
Freeze Repairs	\$10,000	\$11,100	\$1,100
Gutter Repairs	\$300	\$0	-\$300
HVAC Repairs	\$0	\$0	\$0
Insurance	\$189,200	\$122,976	-\$66,224
Interior Repairs	\$7,000	\$5,985	-\$1,015
Landscaping	\$10,850	\$8,697	-\$2,153
Legal/Professional Fees	\$2,700	\$1,766	-\$935
Lighting Improvements	\$1,500	\$0	-\$1,500
Line of Credit Interest	\$0	\$0	\$0
Management Fees	\$6,000	\$6,000	\$0
Meeting/Community Expenses	\$0	\$0	\$0
Parking Lot Repair	\$1,500	\$0	-\$1,500
Parts/Supplies	\$750	\$2,101	\$1,351
Permits	\$500	\$0	-\$500
Pest Control	\$750	\$974	\$224
Plumbing Repairs	\$8,650	\$5,045	-\$3,605
Pool Service/Supplies	\$1,950	\$1,590	-\$360
Porter Service	\$900	\$900	\$0
Postage/Delivery	\$900	\$205	-\$695
Retaining Wall Repairs	\$300	\$0	-\$300
Security System	\$1,400	\$1,000	-\$400
Sprinklers	\$3,200	\$685	-\$2,515
Trash Removal	\$6,228	\$6,228	\$0
Tree Service	\$3,500	\$3,500	\$0
Water	\$20,000	\$25,879	\$5,879
Other Expenses	\$3,190	\$496	-\$2,694
Total Ordinary Expense	\$358,543	\$224,494	-\$134,049

Balance Sheet Summary	Actual
Checking/Savings Balance	\$322,337
Line of Credit Balance	\$0
Accounts Receivable (from Owners)	\$22,942