

Woodhaven Condominiums HOA
August 2025 YTD Actual vs Budget Summary

			Over Budget (+)
Summary Net Income	Budget	Actual	Under Budget (-)
Total Ordinary Income	\$554,800	\$625,418	\$70,618
Total Ordinary Expense	\$510,577	\$590,520	\$79,943
Net Extraordinary Income	\$0	\$221	\$221
Total Net Income	\$44,223	\$35,119	-\$9,104

			Over Budget (+)
Ordinary Income	Budget	Actual	Under Budget (-)
HOA Dues	\$504,000	\$535,981	\$31,981
Special Assessment Dues	\$48,000	\$52,727	\$4,727
Bill Backs (to Owners)	\$0	\$29,296	\$29,296
Other Income	\$2,800	\$7,414	\$4,614
Total Ordinary Income	\$554,800	\$625,418	\$70,618

			Over Budget (+)
Ordinary Expense	Budget	Actual	Under Budget (-)
Accounting Fees	\$1,750	\$3,450	\$1,700
Building Repairs	\$43,700	\$108,458	\$64,758
Concrete/Sidewalk Repairs	\$6,000	\$14,200	\$8,200
Doors	\$3,315	\$3,674	\$359
Drainage Improvements	\$4,000	\$4,640	\$640
Electrical Repairs	\$28,000	\$22,680	-\$5,320
Electricity	\$5,200	\$5,738	\$538
Floor Repair	\$9,000	\$7,000	-\$2,000
Foundation Inspection	\$0	\$2,650	\$2,650
Freeze Repairs	\$5,000	\$7,940	\$2,940
Gutter Repairs	\$800	\$2,625	\$1,825
HVAC Repairs	\$5,000	\$6,050	\$1,050
Insurance	\$189,188	\$190,666	\$1,478
Interior Repairs	\$10,500	\$7,030	-\$3,470
Landscaping	\$28,800	\$25,654	-\$3,146
Legal/Professional Fees	\$7,200	\$10,204	\$3,004
Lighting Improvements	\$4,000	\$6,965	\$2,965
Line of Credit Interest	\$4,545	\$4,198	-\$347
Management Fees	\$16,000	\$16,000	\$0
Parking Lot Repair	\$3,500	\$0	-\$3,500
Plumbing Repairs	\$18,000	\$9,885	-\$8,115
Pool Service/Supplies	\$4,800	\$5,371	\$571
Security System	\$10,000	\$24,820	\$14,820
Sprinklers	\$3,000	\$3,826	\$826
Trash Removal	\$15,891	\$15,817	-\$74
Tree Service	\$5,413	\$13,612	\$8,199
Water	\$65,500	\$54,178	-\$11,322
Other Expenses	\$12,475	\$13,189	\$714
Total Ordinary Expense	\$510,577	\$590,520	\$79,943

Balance Sheet Summary	Actual
Checking/Savings Balance	\$180,581
Line of Credit Balance	\$20,478
Accounts Receivable (from Owners)	\$33,157