

The Neighborhoods at Woodland Pond
Budget Comparison by Cost Center - Operating
4/1/2025 - 4/30/2025

Accounts	4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other</u>							
3010 - Condo Fees - Carriage	\$3,520.00	\$3,520.00	\$0.00	\$14,080.00	\$14,080.00	\$0.00	\$42,240.00
3015 - Condo Fees - Highland	\$4,125.00	\$4,125.00	\$0.00	\$16,500.00	\$16,500.00	\$0.00	\$49,500.00
3020 - Condo Fees - Cedar	\$1,925.00	\$1,925.00	\$0.00	\$7,700.00	\$7,700.00	\$0.00	\$23,100.00
3025 - Condo Fees - Woodview	\$8,690.00	\$8,690.00	\$0.00	\$34,760.00	\$34,760.00	\$0.00	\$104,280.00
3030 - Condo Fees - Overlook	\$2,200.00	\$2,200.00	\$0.00	\$8,800.00	\$8,800.00	\$0.00	\$26,400.00
3310 - Late Fee / Interest Fee	\$0.00	\$0.00	\$0.00	\$20.94	\$0.00	\$20.94	\$0.00
3330 - Fines and Violations	\$20.00	\$0.00	\$20.00	\$220.00	\$0.00	\$220.00	\$0.00
3425 - Interest - Operating	\$0.60	\$0.00	\$0.60	\$2.17	\$0.00	\$2.17	\$0.00
3515 - Clubhouse Income	\$700.00	\$400.00	\$300.00	\$2,600.00	\$1,400.00	\$1,200.00	\$5,400.00
3527 - Legal / Collection Fees	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00	\$0.00
3531 - Misc Income	\$30.00	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$0.00
Total Other	\$21,210.60	\$20,860.00	\$350.60	\$84,733.11	\$83,240.00	\$1,493.11	\$250,920.00
Total Income	\$21,210.60	\$20,860.00	\$350.60	\$84,733.11	\$83,240.00	\$1,493.11	\$250,920.00
Expense							
<u>Other</u>							
4020 - Accounting	\$2,815.00	\$2,200.00	(\$615.00)	\$2,815.00	\$2,200.00	(\$615.00)	\$2,200.00
4050 - Administration	\$493.98	\$400.00	(\$93.98)	\$834.95	\$1,300.00	\$465.05	\$2,000.00
4190 - Legal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
4240 - Management Fee	\$1,754.25	\$1,754.00	(\$0.25)	\$7,017.00	\$7,017.00	\$0.00	\$21,405.00
4280 - Misc. Petty Cash Expenses	\$0.00	\$300.00	\$300.00	\$299.34	\$600.00	\$300.66	\$1,200.00
4535 - Manager & Admin Payroll / Taxes	\$2,753.88	\$2,542.00	(\$211.88)	\$9,285.37	\$10,168.00	\$882.63	\$30,500.00
4540 - Payroll - Maint / Janitorial / Pool	\$760.00	\$800.00	\$40.00	\$2,280.00	\$3,350.00	\$1,070.00	\$11,200.00
4610 - Insurance	\$0.00	\$0.00	\$0.00	\$4,253.43	\$3,900.00	(\$353.43)	\$11,600.00
5010 - Cable, Phone & Internet	(\$523.87)	\$409.00	\$932.87	\$2,043.95	\$1,636.00	(\$407.95)	\$4,900.00
5050 - Electricity	\$870.79	\$850.00	(\$20.79)	\$2,480.61	\$3,550.00	\$1,069.39	\$19,000.00
5220 - Gas	\$498.26	\$400.00	(\$98.26)	\$2,067.02	\$3,190.00	\$1,122.98	\$8,300.00
5480 - Water / Sewer	\$0.00	\$0.00	\$0.00	\$72.62	\$590.81	\$518.19	\$4,800.00
5510 - Maintenance / Repair	\$994.35	\$1,300.00	\$305.65	\$4,933.71	\$5,000.00	\$66.29	\$15,500.00
5690 - Catch Basin Maint / Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,600.00
5720 - Elevator Service / Inspection	\$0.00	\$2,172.22	\$2,172.22	\$1,724.00	\$2,300.00	\$576.00	\$2,300.00
5800 - HVAC & Plumbing	\$1,862.25	\$0.00	(\$1,862.25)	\$2,454.75	\$473.68	(\$1,981.07)	\$3,000.00
6020 - Fire Alarm & Monitoring	\$0.00	\$0.00	\$0.00	\$2,058.00	\$5,000.00	\$2,942.00	\$5,000.00
6825 - Landscape / Grounds - Contract	\$3,570.00	\$3,570.00	\$0.00	\$7,140.00	\$3,570.00	(\$3,570.00)	\$24,990.00
6835 - Landscape / Grounds Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00
6925 - Snow Removal - Contract	\$0.00	\$0.00	\$0.00	\$3,200.00	\$4,800.00	\$1,600.00	\$8,000.00
7010 - Trash / Rubbish Removal	\$225.75	\$225.00	(\$0.75)	\$903.00	\$900.00	(\$3.00)	\$2,700.00
7215 - Clubhouse Decorations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
7220 - Clubhouse	\$85.31	\$250.00	\$164.69	\$641.90	\$1,050.00	\$408.10	\$2,500.00
7225 - Clubhouse - Fitness Room	\$0.00	\$300.00	\$300.00	\$0.00	\$600.00	\$600.00	\$1,200.00
7240 - Clubhouse - Movie Theatre	\$0.00	\$0.00	\$0.00	\$312.50	\$250.00	(\$62.50)	\$1,000.00
7310 - Pool Services	\$3,965.00	\$3,500.00	(\$465.00)	\$3,965.00	\$3,500.00	(\$465.00)	\$13,000.00
7335 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,000.00
7740 - Capital Reserve Funding	\$1,500.00	\$1,500.00	\$0.00	\$8,200.00	\$8,200.00	\$0.00	\$36,000.00
Total Other	\$21,624.95	\$22,472.22	\$847.27	\$68,982.15	\$73,145.49	\$4,163.34	\$250,895.00

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Budget Comparison by Cost Center - Operating
4/1/2025 - 4/30/2025**

Accounts	4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Expense	\$21,624.95	\$22,472.22	\$847.27	\$68,982.15	\$73,145.49	\$4,163.34	\$250,895.00
Operating Net Income	(\$414.35)	(\$1,612.22)	\$1,197.87	\$15,750.96	\$10,094.51	\$5,656.45	\$25.00

The Neighborhoods at Woodland Pond
Budget Comparison by Cost Center - Reserves
4/1/2025 - 4/30/2025

Accounts	4/1/2025 - 4/30/2025			1/1/2025 - 4/30/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other</u>							
3265 - Capital Reserve Funding	\$1,500.00	\$0.00	\$1,500.00	\$8,200.00	\$0.00	\$8,200.00	\$0.00
3430 - Interest - Reserves	\$18.10	\$0.00	\$18.10	\$79.20	\$0.00	\$79.20	\$0.00
Total Other	\$1,518.10	\$0.00	\$1,518.10	\$8,279.20	\$0.00	\$8,279.20	\$0.00
Total Income	\$1,518.10	\$0.00	\$1,518.10	\$8,279.20	\$0.00	\$8,279.20	\$0.00
Expense							
<u>Other</u>							
7310 - Pool Services	\$32,500.00	\$0.00	(\$32,500.00)	\$52,487.50	\$0.00	(\$52,487.50)	\$0.00
Total Other	\$32,500.00	\$0.00	(\$32,500.00)	\$52,487.50	\$0.00	(\$52,487.50)	\$0.00
Total Expense	\$32,500.00	\$0.00	(\$32,500.00)	\$52,487.50	\$0.00	(\$52,487.50)	\$0.00
Reserves Net Income	(\$30,981.90)	\$0.00	(\$30,981.90)	(\$44,208.30)	\$0.00	(\$44,208.30)	\$0.00

**The Neighborhoods at Woodland Pond
Balance Sheet
4/30/2025**

	Operating	Reserves	Total
Assets			
Other			
1010 - Operating - PPB 2291	\$64,557.79		\$64,557.79
1011 - Operating - Petty Cash	\$313.85		\$313.85
1070 - Money Market Reserve - PPB 2209		\$63,232.13	\$63,232.13
1140 - Eastern 5067 11M CD 5.00% 5/18/25		\$33,907.69	\$33,907.69
1150 - Eastern 0069 11M CD 4% 8/18/25		\$34,363.92	\$34,363.92
1155 - Eastern 3349 12M CD 1.00% 12/18/25		\$34,874.64	\$34,874.64
Total Other	\$64,871.64	\$166,378.38	\$231,250.02
Current Assets			
1310 - Accounts Receivable	\$62.60		\$62.60
Total Current Assets	\$62.60	\$0.00	\$62.60
Assets Total	\$64,934.24	\$166,378.38	\$231,312.62
Liabilities & Equity			
Other			
2010 - Accounts Payable	\$544.99	\$32,500.00	\$33,044.99
2110 - Prepaid Assessments/Fees	\$1,925.00		\$1,925.00
Total Other	\$2,469.99	\$32,500.00	\$34,969.99
Retained Earnings	\$46,713.29	\$178,086.68	\$224,799.97
Net Income	\$15,750.96	(\$44,208.30)	(\$28,457.34)
Liabilities and Equity Total	\$64,934.24	\$166,378.38	\$231,312.62