

**The Neighborhoods at Woodland Pond**  
**Budget Comparison by Cost Center - Operating**  
**5/1/2025 - 5/31/2025**

Accounts	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Other</u>							
3010 - Condo Fees - Carriage	\$3,520.00	\$3,520.00	\$0.00	\$17,600.00	\$17,600.00	\$0.00	\$42,240.00
3015 - Condo Fees - Highland	\$4,125.00	\$4,125.00	\$0.00	\$20,625.00	\$20,625.00	\$0.00	\$49,500.00
3020 - Condo Fees - Cedar	\$1,925.00	\$1,925.00	\$0.00	\$9,625.00	\$9,625.00	\$0.00	\$23,100.00
3025 - Condo Fees - Woodview	\$8,690.00	\$8,690.00	\$0.00	\$43,450.00	\$43,450.00	\$0.00	\$104,280.00
3030 - Condo Fees - Overlook	\$2,200.00	\$2,200.00	\$0.00	\$11,000.00	\$11,000.00	\$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	\$0.00	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	\$0.00
3425 - Interest - Operating	\$0.61	\$0.00	\$0.61	\$2.78	\$0.00	\$2.78	\$0.00
3515 - Clubhouse Income	\$400.00	\$300.00	\$100.00	\$3,000.00	\$1,700.00	\$1,300.00	\$5,400.00
3527 - Legal / Collection Fees	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$20.00	\$0.00
3531 - Misc Income	\$15.00	\$0.00	\$15.00	\$45.00	\$0.00	\$45.00	\$0.00
<b>Total Other</b>	<b>\$20,875.61</b>	<b>\$20,760.00</b>	<b>\$115.61</b>	<b>\$105,608.72</b>	<b>\$104,000.00</b>	<b>\$1,608.72</b>	<b>\$250,920.00</b>
<b>Total Income</b>	<b>\$20,875.61</b>	<b>\$20,760.00</b>	<b>\$115.61</b>	<b>\$105,608.72</b>	<b>\$104,000.00</b>	<b>\$1,608.72</b>	<b>\$250,920.00</b>
<b>Expense</b>							
<u>Other</u>							
4020 - Accounting	(\$61.00)	\$0.00	\$61.00	\$2,754.00	\$2,200.00	(\$554.00)	\$2,200.00
4050 - Administration	\$83.01	\$35.00	(\$48.01)	\$917.96	\$1,335.00	\$417.04	\$2,000.00
4190 - Legal	\$0.00	\$84.62	\$84.62	\$0.00	\$84.62	\$84.62	\$1,000.00
4240 - Management Fee	\$1,754.25	\$1,755.00	\$0.75	\$8,771.25	\$8,772.00	\$0.75	\$21,405.00
4280 - Misc. Petty Cash Expenses	\$0.00	\$0.00	\$0.00	\$299.34	\$600.00	\$300.66	\$1,200.00
4535 - Manager & Admin Payroll / Taxes	\$1,779.12	\$2,542.00	\$762.88	\$11,064.49	\$12,710.00	\$1,645.51	\$30,500.00
4540 - Payroll - Maint / Janitorial / Pool	\$760.00	\$800.00	\$40.00	\$3,040.00	\$4,150.00	\$1,110.00	\$11,200.00
4610 - Insurance	\$1,092.93	\$1,300.00	\$207.07	\$5,346.36	\$5,200.00	(\$146.36)	\$11,600.00
5010 - Cable, Phone & Internet	\$1,449.48	\$409.00	(\$1,040.48)	\$3,493.43	\$2,045.00	(\$1,448.43)	\$4,900.00
5050 - Electricity	\$561.58	\$800.00	\$238.42	\$3,042.19	\$4,350.00	\$1,307.81	\$19,000.00
5220 - Gas	\$433.97	\$650.00	\$216.03	\$2,500.99	\$3,840.00	\$1,339.01	\$8,300.00
5480 - Water / Sewer	\$256.92	\$0.00	(\$256.92)	\$329.54	\$590.81	\$261.27	\$4,800.00
5510 - Maintenance / Repair	\$643.00	\$1,300.00	\$657.00	\$5,576.71	\$6,300.00	\$723.29	\$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	\$0.00	\$0.00	\$1,724.00	\$2,300.00	\$576.00	\$2,300.00
5800 - HVAC & Plumbing	\$418.00	\$0.00	(\$418.00)	\$2,872.75	\$473.68	(\$2,399.07)	\$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	\$10,710.00	\$7,140.00	(\$3,570.00)	\$24,990.00
6835 - Landscape / Grounds Improvement	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$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)	\$1,128.75	\$1,125.00	(\$3.75)	\$2,700.00
7215 - Clubhouse Decorations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
7220 - Clubhouse	\$534.83	\$300.00	(\$234.83)	\$1,176.73	\$1,350.00	\$173.27	\$2,500.00
7225 - Clubhouse - Fitness Room	\$1,814.95	\$0.00	(\$1,814.95)	\$1,814.95	\$600.00	(\$1,214.95)	\$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	\$1,835.39	\$3,000.00	\$1,164.61	\$5,800.39	\$6,500.00	\$699.61	\$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	\$1,000.00	\$1,000.00	\$0.00	\$9,200.00	\$9,200.00	\$0.00	\$36,000.00
<b>Total Other</b>	<b>\$18,152.18</b>	<b>\$19,770.62</b>	<b>\$1,618.44</b>	<b>\$87,134.33</b>	<b>\$92,916.11</b>	<b>\$5,781.78</b>	<b>\$250,895.00</b>

**The Neighborhoods at Woodland Pond  
Budget Comparison by Cost Center - Operating  
5/1/2025 - 5/31/2025**

<b>Accounts</b>	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025			<b>Annual Budget</b>
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	
<b>Total Expense</b>	<b>\$18,152.18</b>	<b>\$19,770.62</b>	<b>\$1,618.44</b>	<b>\$87,134.33</b>	<b>\$92,916.11</b>	<b>\$5,781.78</b>	<b>\$250,895.00</b>
<b>Operating Net Income</b>	<b>\$2,723.43</b>	<b>\$989.38</b>	<b>\$1,734.05</b>	<b>\$18,474.39</b>	<b>\$11,083.89</b>	<b>\$7,390.50</b>	<b>\$25.00</b>

**The Neighborhoods at Woodland Pond**  
**Budget Comparison by Cost Center - Reserves**  
**5/1/2025 - 5/31/2025**

Accounts	5/1/2025 - 5/31/2025			1/1/2025 - 5/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Other</u>							
3265 - Capital Reserve Funding	\$1,000.00	\$0.00	\$1,000.00	\$9,200.00	\$0.00	\$9,200.00	\$0.00
3430 - Interest - Reserves	\$1,565.28	\$0.00	\$1,565.28	\$1,644.48	\$0.00	\$1,644.48	\$0.00
<b>Total Other</b>	<b>\$2,565.28</b>	<b>\$0.00</b>	<b>\$2,565.28</b>	<b>\$10,844.48</b>	<b>\$0.00</b>	<b>\$10,844.48</b>	<b>\$0.00</b>
<b>Total Income</b>	<b>\$2,565.28</b>	<b>\$0.00</b>	<b>\$2,565.28</b>	<b>\$10,844.48</b>	<b>\$0.00</b>	<b>\$10,844.48</b>	<b>\$0.00</b>
<b>Expense</b>							
<u>Other</u>							
7310 - Pool Services	\$13,000.00	\$0.00	(\$13,000.00)	\$65,487.50	\$0.00	(\$65,487.50)	\$0.00
<b>Total Other</b>	<b>\$13,000.00</b>	<b>\$0.00</b>	<b>(\$13,000.00)</b>	<b>\$65,487.50</b>	<b>\$0.00</b>	<b>(\$65,487.50)</b>	<b>\$0.00</b>
<b>Total Expense</b>	<b>\$13,000.00</b>	<b>\$0.00</b>	<b>(\$13,000.00)</b>	<b>\$65,487.50</b>	<b>\$0.00</b>	<b>(\$65,487.50)</b>	<b>\$0.00</b>
<b>Reserves Net Income</b>	<b>(\$10,434.72)</b>	<b>\$0.00</b>	<b>(\$10,434.72)</b>	<b>(\$54,643.02)</b>	<b>\$0.00</b>	<b>(\$54,643.02)</b>	<b>\$0.00</b>

**The Neighborhoods at Woodland Pond  
Balance Sheet  
5/31/2025**

	Operating	Reserves	Total
Assets			
<b>Other</b>			
1010 - Operating - PPB 2291	\$70,534.04		\$70,534.04
1011 - Operating - Petty Cash	\$313.85		\$313.85
1070 - Money Market Reserve - PPB 2209		\$18,743.05	\$18,743.05
1140 - Eastern 5067 11M CD 5.00% 5/18/25		\$35,459.08	\$35,459.08
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		\$34,877.61	\$34,877.61
Total Other	<b>\$70,847.89</b>	<b>\$123,443.66</b>	<b>\$194,291.55</b>
<b>Current Assets</b>			
1310 - Accounts Receivable	\$52.60		\$52.60
Total Current Assets	<b>\$52.60</b>	<b>\$0.00</b>	<b>\$52.60</b>
Assets Total	<b>\$70,900.49</b>	<b>\$123,443.66</b>	<b>\$194,344.15</b>
Liabilities & Equity			
<b>Other</b>			
2010 - Accounts Payable	\$5,492.81		\$5,492.81
2110 - Prepaid Assessments/Fees	\$220.00		\$220.00
Total Other	<b>\$5,712.81</b>	<b>\$0.00</b>	<b>\$5,712.81</b>
Retained Earnings	<b>\$46,713.29</b>	<b>\$178,086.68</b>	<b>\$224,799.97</b>
Net Income	<b>\$18,474.39</b>	<b>(\$54,643.02)</b>	<b>(\$36,168.63)</b>
Liabilities and Equity Total	<b>\$70,900.49</b>	<b>\$123,443.66</b>	<b>\$194,344.15</b>