

**The Neighborhoods at Woodland Pond**  
**Budget Comparison by Cost Center - Operating**  
**7/1/2025 - 7/31/2025**

Accounts	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			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	\$24,640.00	\$24,640.00	\$0.00	\$42,240.00
3015 - Condo Fees - Highland	\$4,125.00	\$4,125.00	\$0.00	\$28,875.00	\$28,875.00	\$0.00	\$49,500.00
3020 - Condo Fees - Cedar	\$1,925.00	\$1,925.00	\$0.00	\$13,475.00	\$13,475.00	\$0.00	\$23,100.00
3025 - Condo Fees - Woodview	\$8,690.00	\$8,690.00	\$0.00	\$60,830.00	\$60,830.00	\$0.00	\$104,280.00
3030 - Condo Fees - Overlook	\$2,200.00	\$2,200.00	\$0.00	\$15,400.00	\$15,400.00	\$0.00	\$26,400.00
3310 - Late Fee / Interest Fee	\$0.00	\$0.00	\$0.00	\$26.21	\$0.00	\$26.21	\$0.00
3330 - Fines and Violations	\$0.00	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	\$0.00
3425 - Interest - Operating	\$0.68	\$0.00	\$0.68	\$4.09	\$0.00	\$4.09	\$0.00
3515 - Clubhouse Income	\$1,125.00	\$400.00	\$725.00	\$4,125.00	\$2,500.00	\$1,625.00	\$5,400.00
3527 - Legal / Collection Fees	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$35.00	\$0.00
3531 - Misc Income	\$90.00	\$0.00	\$90.00	\$135.00	\$0.00	\$135.00	\$0.00
<b>Total Other</b>	<b>\$21,675.68</b>	<b>\$20,860.00</b>	<b>\$815.68</b>	<b>\$147,765.30</b>	<b>\$145,720.00</b>	<b>\$2,045.30</b>	<b>\$250,920.00</b>
<b>Total Income</b>	<b>\$21,675.68</b>	<b>\$20,860.00</b>	<b>\$815.68</b>	<b>\$147,765.30</b>	<b>\$145,720.00</b>	<b>\$2,045.30</b>	<b>\$250,920.00</b>
<b>Expense</b>							
<u>Other</u>							
4020 - Accounting	\$0.00	\$0.00	\$0.00	\$2,754.00	\$2,200.00	(\$554.00)	\$2,200.00
4050 - Administration	\$207.99	\$35.00	(\$172.99)	\$1,645.93	\$1,570.00	(\$75.93)	\$2,000.00
4190 - Legal	\$202.00	\$215.38	\$13.38	\$587.00	\$1,000.00	\$413.00	\$1,000.00
4240 - Management Fee	\$1,848.98	\$1,814.00	(\$34.98)	\$12,374.48	\$12,340.00	(\$34.48)	\$21,405.00
4280 - Misc. Petty Cash Expenses	\$0.00	\$300.00	\$300.00	\$587.32	\$900.00	\$312.68	\$1,200.00
4535 - Manager & Admin Payroll / Taxes	\$3,048.98	\$2,542.00	(\$506.98)	\$14,113.47	\$17,794.00	\$3,680.53	\$30,500.00
4540 - Payroll - Maint / Janitorial / Pool	\$1,445.00	\$1,200.00	(\$245.00)	\$5,440.00	\$6,350.00	\$910.00	\$11,200.00
4610 - Insurance	\$1,592.93	\$1,300.00	(\$292.93)	\$8,032.22	\$7,800.00	(\$232.22)	\$11,600.00
5010 - Cable, Phone & Internet	\$505.17	\$409.00	(\$96.17)	\$4,031.66	\$2,863.00	(\$1,168.66)	\$4,900.00
5050 - Electricity	\$3,048.68	\$2,300.00	(\$748.68)	\$6,090.87	\$7,650.00	\$1,559.13	\$19,000.00
5220 - Gas	\$149.24	\$600.00	\$450.76	\$2,847.95	\$4,640.00	\$1,792.05	\$8,300.00
5480 - Water / Sewer	\$0.00	\$0.00	\$0.00	\$329.54	\$1,160.50	\$830.96	\$4,800.00
5510 - Maintenance / Repair	\$1,069.16	\$1,500.00	\$430.84	\$7,274.87	\$9,100.00	\$1,825.13	\$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	\$0.00	\$0.00	\$0.00	\$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
6505 - Pest Control	\$150.00	\$0.00	(\$150.00)	\$300.00	\$0.00	(\$300.00)	\$0.00
6825 - Landscape / Grounds - Contract	\$3,570.00	\$3,570.00	\$0.00	\$16,209.30	\$14,280.00	(\$1,929.30)	\$24,990.00
6835 - Landscape / Grounds Improvement	\$0.00	\$0.00	\$0.00	\$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)	\$1,580.25	\$1,575.00	(\$5.25)	\$2,700.00
7215 - Clubhouse Decorations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
7220 - Clubhouse	\$212.95	\$250.00	\$37.05	\$1,607.46	\$1,700.00	\$92.54	\$2,500.00
7225 - Clubhouse - Fitness Room	\$0.00	\$300.00	\$300.00	\$2,114.95	\$900.00	(\$1,214.95)	\$1,200.00
7240 - Clubhouse - Movie Theatre	\$0.00	\$0.00	\$0.00	\$312.50	\$500.00	\$187.50	\$1,000.00
7310 - Pool Services	\$4,352.00	\$3,000.00	(\$1,352.00)	\$10,277.39	\$13,000.00	\$2,722.61	\$13,000.00
7335 - Pool Supplies	\$2,886.95	\$5,000.00	\$2,113.05	\$2,886.95	\$10,000.00	\$7,113.05	\$11,000.00
7740 - Capital Reserve Funding	\$1,000.00	\$1,000.00	\$0.00	\$11,400.00	\$11,400.00	\$0.00	\$36,000.00

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Budget Comparison by Cost Center - Operating  
7/1/2025 - 7/31/2025**

Accounts	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Other</u>	\$25,515.78	\$25,560.38	\$44.60	\$122,652.86	\$143,296.18	\$20,643.32	\$250,895.00
<b>Total Expense</b>	\$25,515.78	\$25,560.38	\$44.60	\$122,652.86	\$143,296.18	\$20,643.32	\$250,895.00
<b>Operating Net Income</b>	(\$3,840.10)	(\$4,700.38)	\$860.28	\$25,112.44	\$2,423.82	\$22,688.62	\$25.00

**The Neighborhoods at Woodland Pond**  
**Budget Comparison by Cost Center - Reserves**  
**7/1/2025 - 7/31/2025**

Accounts	7/1/2025 - 7/31/2025			1/1/2025 - 7/31/2025			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	\$11,400.00	\$0.00	\$11,400.00	\$0.00
3430 - Interest - Reserves	(\$12.13)	\$0.00	(\$12.13)	\$1,639.25	\$0.00	\$1,639.25	\$0.00
<b>Total Other</b>	<b>\$987.87</b>	<b>\$0.00</b>	<b>\$987.87</b>	<b>\$13,039.25</b>	<b>\$0.00</b>	<b>\$13,039.25</b>	<b>\$0.00</b>
<b>Total Income</b>	<b>\$987.87</b>	<b>\$0.00</b>	<b>\$987.87</b>	<b>\$13,039.25</b>	<b>\$0.00</b>	<b>\$13,039.25</b>	<b>\$0.00</b>
<b>Expense</b>							
<u>Other</u>							
7310 - Pool Services	\$325.00	\$0.00	(\$325.00)	\$65,812.50	\$0.00	(\$65,812.50)	\$0.00
8170 - Reserves - Roads / Walkways	\$0.00	\$0.00	\$0.00	\$5,700.00	\$0.00	(\$5,700.00)	\$0.00
<b>Total Other</b>	<b>\$325.00</b>	<b>\$0.00</b>	<b>(\$325.00)</b>	<b>\$71,512.50</b>	<b>\$0.00</b>	<b>(\$71,512.50)</b>	<b>\$0.00</b>
<b>Total Expense</b>	<b>\$325.00</b>	<b>\$0.00</b>	<b>(\$325.00)</b>	<b>\$71,512.50</b>	<b>\$0.00</b>	<b>(\$71,512.50)</b>	<b>\$0.00</b>
<b>Reserves Net Income</b>	<b>\$662.87</b>	<b>\$0.00</b>	<b>\$662.87</b>	<b>(\$58,473.25)</b>	<b>\$0.00</b>	<b>(\$58,473.25)</b>	<b>\$0.00</b>

**The Neighborhoods at Woodland Pond  
Balance Sheet  
7/31/2025**

	Operating	Reserves	Total
<b>Assets</b>			
<b>Other</b>			
1010 - Operating - PPB 2291	\$71,762.26		\$71,762.26
1011 - Operating - Petty Cash	\$325.87		\$325.87
1070 - Money Market Reserve - PPB 2209		\$14,925.73	\$14,925.73
1140 - Eastern 2178 6M CD 4.21% 2/1/26		\$35,458.11	\$35,458.11
1150 - Eastern 0069 11M CD 4% 8/18/25		\$34,363.92	\$34,363.92
1155 - Eastern 6449 6M CD 4.21% 2/1/26		\$34,865.67	\$34,865.67
Total Other	<b>\$72,088.13</b>	<b>\$119,613.43</b>	<b>\$191,701.56</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>\$72,140.73</b>	<b>\$119,613.43</b>	<b>\$191,754.16</b>
<b>Liabilities &amp; Equity</b>			
<b>Other</b>			
2010 - Accounts Payable	\$150.00		\$150.00
2110 - Prepaid Assessments/Fees	\$165.00		\$165.00
Total Other	<b>\$315.00</b>	<b>\$0.00</b>	<b>\$315.00</b>
Retained Earnings	<b>\$46,713.29</b>	<b>\$178,086.68</b>	<b>\$224,799.97</b>
Net Income	<b>\$25,112.44</b>	<b>(\$58,473.25)</b>	<b>(\$33,360.81)</b>
Liabilities and Equity Total	<b>\$72,140.73</b>	<b>\$119,613.43</b>	<b>\$191,754.16</b>