

**The Neighborhoods at Woodland Pond**  
**Budget Comparison by Cost Center - Operating**  
**8/1/2025 - 8/31/2025**

Accounts	8/1/2025 - 8/31/2025			1/1/2025 - 8/31/2025			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	\$28,160.00	\$28,160.00	\$0.00	\$42,240.00
3015 - Condo Fees - Highland	\$4,125.00	\$4,125.00	\$0.00	\$33,000.00	\$33,000.00	\$0.00	\$49,500.00
3020 - Condo Fees - Cedar	\$1,925.00	\$1,925.00	\$0.00	\$15,400.00	\$15,400.00	\$0.00	\$23,100.00
3025 - Condo Fees - Woodview	\$8,690.00	\$8,690.00	\$0.00	\$69,520.00	\$69,520.00	\$0.00	\$104,280.00
3030 - Condo Fees - Overlook	\$2,200.00	\$2,200.00	\$0.00	\$17,600.00	\$17,600.00	\$0.00	\$26,400.00
3310 - Late Fee / Interest Fee	\$28.17	\$0.00	\$28.17	\$54.38	\$0.00	\$54.38	\$0.00
3330 - Fines and Violations	\$0.00	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	\$0.00
3425 - Interest - Operating	\$0.65	\$0.00	\$0.65	\$4.74	\$0.00	\$4.74	\$0.00
3515 - Clubhouse Income	\$500.00	\$500.00	\$0.00	\$4,625.00	\$3,000.00	\$1,625.00	\$5,400.00
3527 - Legal / Collection Fees	\$30.00	\$0.00	\$30.00	\$65.00	\$0.00	\$65.00	\$0.00
3531 - Misc Income	\$30.00	\$0.00	\$30.00	\$165.00	\$0.00	\$165.00	\$0.00
<b>Total Other</b>	<b>\$21,048.82</b>	<b>\$20,960.00</b>	<b>\$88.82</b>	<b>\$168,814.12</b>	<b>\$166,680.00</b>	<b>\$2,134.12</b>	<b>\$250,920.00</b>
<b>Total Income</b>	<b>\$21,048.82</b>	<b>\$20,960.00</b>	<b>\$88.82</b>	<b>\$168,814.12</b>	<b>\$166,680.00</b>	<b>\$2,134.12</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	\$737.99	\$35.00	(\$702.99)	\$2,383.92	\$1,605.00	(\$778.92)	\$2,000.00
4190 - Legal	\$0.00	\$0.00	\$0.00	\$587.00	\$1,000.00	\$413.00	\$1,000.00
4240 - Management Fee	\$1,848.98	\$1,814.00	(\$34.98)	\$14,223.46	\$14,154.00	(\$69.46)	\$21,405.00
4280 - Misc. Petty Cash Expenses	\$0.00	\$0.00	\$0.00	\$587.32	\$900.00	\$312.68	\$1,200.00
4535 - Manager & Admin Payroll / Taxes	\$1,544.84	\$2,542.00	\$997.16	\$15,658.31	\$20,336.00	\$4,677.69	\$30,500.00
4540 - Payroll - Maint / Janitorial / Pool	\$1,470.00	\$1,150.00	(\$320.00)	\$6,910.00	\$7,500.00	\$590.00	\$11,200.00
4610 - Insurance	\$2,185.86	\$1,300.00	(\$885.86)	\$10,218.08	\$9,100.00	(\$1,118.08)	\$11,600.00
5010 - Cable, Phone & Internet	\$504.59	\$409.00	(\$95.59)	\$4,536.25	\$3,272.00	(\$1,264.25)	\$4,900.00
5050 - Electricity	\$69.83	\$2,500.00	\$2,430.17	\$6,160.70	\$10,150.00	\$3,989.30	\$19,000.00
5220 - Gas	\$241.87	\$750.00	\$508.13	\$3,089.82	\$5,390.00	\$2,300.18	\$8,300.00
5480 - Water / Sewer	\$0.00	\$2,425.02	\$2,425.02	\$329.54	\$3,585.52	\$3,255.98	\$4,800.00
5510 - Maintenance / Repair	\$0.00	\$1,500.00	\$1,500.00	\$7,274.87	\$10,600.00	\$3,325.13	\$15,500.00
5690 - Catch Basin Maint / Cleaning	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$3,600.00	\$3,600.00	\$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	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	(\$300.00)	\$0.00
6825 - Landscape / Grounds - Contract	\$3,570.00	\$3,570.00	\$0.00	\$19,779.30	\$17,850.00	(\$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	\$243.81	\$225.00	(\$18.81)	\$1,824.06	\$1,800.00	(\$24.06)	\$2,700.00
7215 - Clubhouse Decorations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
7220 - Clubhouse	\$553.89	\$200.00	(\$353.89)	\$2,161.35	\$1,900.00	(\$261.35)	\$2,500.00
7225 - Clubhouse - Fitness Room	\$300.00	\$0.00	(\$300.00)	\$2,414.95	\$900.00	(\$1,514.95)	\$1,200.00
7240 - Clubhouse - Movie Theatre	\$0.00	\$250.00	\$250.00	\$312.50	\$750.00	\$437.50	\$1,000.00
7310 - Pool Services	\$793.33	\$0.00	(\$793.33)	\$11,070.72	\$13,000.00	\$1,929.28	\$13,000.00
7335 - Pool Supplies	\$4,632.50	\$1,000.00	(\$3,632.50)	\$7,519.45	\$11,000.00	\$3,480.55	\$11,000.00
7740 - Capital Reserve Funding	\$2,000.00	\$2,000.00	\$0.00	\$13,400.00	\$13,400.00	\$0.00	\$36,000.00

**The Neighborhoods at Woodland Pond  
Budget Comparison by Cost Center - Operating  
8/1/2025 - 8/31/2025**

Accounts	8/1/2025 - 8/31/2025			1/1/2025 - 8/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Other</b>	\$20,697.49	\$25,270.02	\$4,572.53	\$143,350.35	\$168,566.20	\$25,215.85	\$250,895.00
<b>Total Expense</b>	\$20,697.49	\$25,270.02	\$4,572.53	\$143,350.35	\$168,566.20	\$25,215.85	\$250,895.00
<b>Operating Net Income</b>	\$351.33	(\$4,310.02)	\$4,661.35	\$25,463.77	(\$1,886.20)	\$27,349.97	\$25.00

**The Neighborhoods at Woodland Pond**  
**Budget Comparison by Cost Center - Reserves**  
**8/1/2025 - 8/31/2025**

Accounts	8/1/2025 - 8/31/2025			1/1/2025 - 8/31/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Other</u>							
3265 - Capital Reserve Funding	\$2,000.00	\$0.00	\$2,000.00	\$13,400.00	\$0.00	\$13,400.00	\$0.00
3430 - Interest - Reserves	\$1,261.06	\$0.00	\$1,261.06	\$2,900.31	\$0.00	\$2,900.31	\$0.00
<b>Total Other</b>	<b>\$3,261.06</b>	<b>\$0.00</b>	<b>\$3,261.06</b>	<b>\$16,300.31</b>	<b>\$0.00</b>	<b>\$16,300.31</b>	<b>\$0.00</b>
<b>Total Income</b>	<b>\$3,261.06</b>	<b>\$0.00</b>	<b>\$3,261.06</b>	<b>\$16,300.31</b>	<b>\$0.00</b>	<b>\$16,300.31</b>	<b>\$0.00</b>
<b>Expense</b>							
<u>Other</u>							
7310 - Pool Services	\$142.50	\$0.00	(\$142.50)	\$65,955.00	\$0.00	(\$65,955.00)	\$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>\$142.50</b>	<b>\$0.00</b>	<b>(\$142.50)</b>	<b>\$71,655.00</b>	<b>\$0.00</b>	<b>(\$71,655.00)</b>	<b>\$0.00</b>
<b>Total Expense</b>	<b>\$142.50</b>	<b>\$0.00</b>	<b>(\$142.50)</b>	<b>\$71,655.00</b>	<b>\$0.00</b>	<b>(\$71,655.00)</b>	<b>\$0.00</b>
<b>Reserves Net Income</b>	<b>\$3,118.56</b>	<b>\$0.00</b>	<b>\$3,118.56</b>	<b>(\$55,354.69)</b>	<b>\$0.00</b>	<b>(\$55,354.69)</b>	<b>\$0.00</b>

**The Neighborhoods at Woodland Pond  
Balance Sheet  
8/31/2025**

	Operating	Reserves	Total
Assets			
<b>Other</b>			
1010 - Operating - PPB 2291	\$69,822.92		\$69,822.92
1011 - Operating - Petty Cash	\$325.87		\$325.87
1070 - Money Market Reserve - PPB 2209		\$16,928.98	\$16,928.98
1140 - Eastern 2178 6M CD 4.21% 2/1/26		\$35,458.11	\$35,458.11
1150 - Eastern 0069 10M CD 4.05% 6/18/26		\$35,621.73	\$35,621.73
1155 - Eastern 6449 6M CD 4.21% 2/1/26		\$34,865.67	\$34,865.67
Total Other	<b>\$70,148.79</b>	<b>\$122,874.49</b>	<b>\$193,023.28</b>
<b>Current Assets</b>			
1310 - Accounts Receivable	\$2,090.77		\$2,090.77
1520 - Due from Reserves	\$142.50		\$142.50
Total Current Assets	<b>\$2,233.27</b>	<b>\$0.00</b>	<b>\$2,233.27</b>
Assets Total	<b>\$72,382.06</b>	<b>\$122,874.49</b>	<b>\$195,256.55</b>
Liabilities & Equity			
<b>Other</b>			
2010 - Accounts Payable	\$150.00		\$150.00
2110 - Prepaid Assessments/Fees	\$55.00		\$55.00
2320 - Due to Operating		\$142.50	\$142.50
Total Other	<b>\$205.00</b>	<b>\$142.50</b>	<b>\$347.50</b>
Retained Earnings	<b>\$46,713.29</b>	<b>\$178,086.68</b>	<b>\$224,799.97</b>
Net Income	<b>\$25,463.77</b>	<b>(\$55,354.69)</b>	<b>(\$29,890.92)</b>
Liabilities and Equity Total	<b>\$72,382.06</b>	<b>\$122,874.49</b>	<b>\$195,256.55</b>