

The Neighborhoods at Woodland Pond
Budget Comparison by Cost Center - Operating
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025			
Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Other</u>							
3010 - Condo Fees - Carriage	\$3,520.00	\$3,520.00	\$0.00	\$31,680.00	\$31,680.00	\$0.00	\$42,240.00
3015 - Condo Fees - Highland	\$4,125.00	\$4,125.00	\$0.00	\$37,125.00	\$37,125.00	\$0.00	\$49,500.00
3020 - Condo Fees - Cedar	\$1,925.00	\$1,925.00	\$0.00	\$17,325.00	\$17,325.00	\$0.00	\$23,100.00
3025 - Condo Fees - Woodview	\$8,690.00	\$8,690.00	\$0.00	\$78,210.00	\$78,210.00	\$0.00	\$104,280.00
3030 - Condo Fees - Overlook	\$2,200.00	\$2,200.00	\$0.00	\$19,800.00	\$19,800.00	\$0.00	\$26,400.00
3310 - Late Fee / Interest Fee	\$99.86	\$0.00	\$99.86	\$154.24	\$0.00	\$154.24	\$0.00
3330 - Fines and Violations	\$10.00	\$0.00	\$10.00	\$230.00	\$0.00	\$230.00	\$0.00
3425 - Interest - Operating	\$0.56	\$0.00	\$0.56	\$5.30	\$0.00	\$5.30	\$0.00
3515 - Clubhouse Income	\$0.00	\$600.00	(\$600.00)	\$4,625.00	\$3,600.00	\$1,025.00	\$5,400.00
3527 - Legal / Collection Fees	\$30.00	\$0.00	\$30.00	\$95.00	\$0.00	\$95.00	\$0.00
3531 - Misc Income	\$0.00	\$0.00	\$0.00	\$165.00	\$0.00	\$165.00	\$0.00
Total Other	\$20,600.42	\$21,060.00	(\$459.58)	\$189,414.54	\$187,740.00	\$1,674.54	\$250,920.00
Total Income	\$20,600.42	\$21,060.00	(\$459.58)	\$189,414.54	\$187,740.00	\$1,674.54	\$250,920.00
Expense							
<u>Other</u>							
4020 - Accounting / Taxes	\$0.00	\$0.00	\$0.00	\$2,754.00	\$2,200.00	(\$554.00)	\$2,200.00
4050 - Administration	\$307.69	\$35.00	(\$272.69)	\$2,691.61	\$1,640.00	(\$1,051.61)	\$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)	\$16,072.44	\$15,968.00	(\$104.44)	\$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	\$3,167.94	\$2,542.00	(\$625.94)	\$18,826.25	\$22,878.00	\$4,051.75	\$30,500.00
4540 - Payroll - Maint / Janitorial / Pool	\$1,560.00	\$1,100.00	(\$460.00)	\$8,470.00	\$8,600.00	\$130.00	\$11,200.00
4610 - Insurance	\$1,092.92	\$0.00	(\$1,092.92)	\$11,311.00	\$9,100.00	(\$2,211.00)	\$11,600.00
5010 - Cable, Phone & Internet	\$505.40	\$409.00	(\$96.40)	\$5,041.65	\$3,681.00	(\$1,360.65)	\$4,900.00
5050 - Electricity	\$1,908.36	\$1,450.00	(\$458.36)	\$8,069.06	\$11,600.00	\$3,530.94	\$19,000.00
5220 - Gas	\$479.04	\$750.00	\$270.96	\$3,568.86	\$6,140.00	\$2,571.14	\$8,300.00
5480 - Water / Sewer	\$2,539.85	\$0.00	(\$2,539.85)	\$2,869.39	\$3,585.52	\$716.13	\$4,800.00
5510 - Maintenance / Repair	\$0.00	\$1,300.00	\$1,300.00	\$7,274.87	\$11,900.00	\$4,625.13	\$15,500.00
5690 - Catch Basin Maint / Cleaning	\$0.00	\$0.00	\$0.00	\$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	\$7,451.58	\$3,570.00	(\$3,881.58)	\$27,230.88	\$21,420.00	(\$5,810.88)	\$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)	\$2,067.87	\$2,025.00	(\$42.87)	\$2,700.00
7215 - Clubhouse Decorations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
7220 - Clubhouse	\$245.72	\$200.00	(\$45.72)	\$2,407.07	\$2,100.00	(\$307.07)	\$2,500.00
7225 - Clubhouse - Fitness Room	\$0.00	\$0.00	\$0.00	\$2,414.95	\$900.00	(\$1,514.95)	\$1,200.00
7240 - Clubhouse - Movie Theatre	\$0.00	\$0.00	\$0.00	\$312.50	\$750.00	\$437.50	\$1,000.00
7310 - Pool Services	\$1,234.90	\$0.00	(\$1,234.90)	\$12,305.62	\$13,000.00	\$694.38	\$13,000.00
7335 - Pool Supplies	\$0.00	\$0.00	\$0.00	\$7,519.45	\$11,000.00	\$3,480.55	\$11,000.00
7740 - Capital Reserve Funding	\$3,100.00	\$3,100.00	\$0.00	\$16,500.00	\$16,500.00	\$0.00	\$36,000.00

**The Neighborhoods at Woodland Pond
 Budget Comparison by Cost Center - Operating
 9/1/2025 - 9/30/2025**

Accounts	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Other</u>	\$25,686.19	\$16,495.00	(\$9,191.19)	\$169,036.54	\$185,061.20	\$16,024.66	\$250,895.00
Total Expense	\$25,686.19	\$16,495.00	(\$9,191.19)	\$169,036.54	\$185,061.20	\$16,024.66	\$250,895.00
Operating Net Income	(\$5,085.77)	\$4,565.00	(\$9,650.77)	\$20,378.00	\$2,678.80	\$17,699.20	\$25.00

The Neighborhoods at Woodland Pond
Budget Comparison by Cost Center - Reserves
9/1/2025 - 9/30/2025

Accounts	9/1/2025 - 9/30/2025			1/1/2025 - 9/30/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other</u>							
3265 - Capital Reserve Funding	\$3,100.00	\$0.00	\$3,100.00	\$16,500.00	\$0.00	\$16,500.00	\$0.00
3430 - Interest - Reserves	\$3.67	\$0.00	\$3.67	\$2,903.98	\$0.00	\$2,903.98	\$0.00
Total Other	\$3,103.67	\$0.00	\$3,103.67	\$19,403.98	\$0.00	\$19,403.98	\$0.00
Total Income	\$3,103.67	\$0.00	\$3,103.67	\$19,403.98	\$0.00	\$19,403.98	\$0.00
Expense							
<u>Other</u>							
7310 - Pool Services	\$0.00	\$0.00	\$0.00	\$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
Total Other	\$0.00	\$0.00	\$0.00	\$71,655.00	\$0.00	(\$71,655.00)	\$0.00
Total Expense	\$0.00	\$0.00	\$0.00	\$71,655.00	\$0.00	(\$71,655.00)	\$0.00
Reserves Net Income	\$3,103.67	\$0.00	\$3,103.67	(\$52,251.02)	\$0.00	(\$52,251.02)	\$0.00

**The Neighborhoods at Woodland Pond
Balance Sheet
9/30/2025**

	Operating	Reserves	Total
Assets			
Other			
1010 - Operating - PPB 2291	\$65,775.46		\$65,775.46
1011 - Operating - Petty Cash	\$325.87		\$325.87
1070 - Money Market Reserve - PPB 2209		\$20,032.65	\$20,032.65
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	\$66,101.33	\$125,978.16	\$192,079.49
Current Assets			
1310 - Accounts Receivable	\$2,172.46		\$2,172.46
1520 - Due from Reserves	\$142.50		\$142.50
Total Current Assets	\$2,314.96	\$0.00	\$2,314.96
Assets Total	\$68,416.29	\$125,978.16	\$194,394.45
Liabilities & Equity			
Other			
2010 - Accounts Payable	\$1,325.00		\$1,325.00
2320 - Due to Operating		\$142.50	\$142.50
Total Other	\$1,325.00	\$142.50	\$1,467.50
Retained Earnings	\$46,713.29	\$178,086.68	\$224,799.97
Net Income	\$20,378.00	(\$52,251.02)	(\$31,873.02)
Liabilities and Equity Total	\$68,416.29	\$125,978.16	\$194,394.45