Woodview Heights Condominium Association
2026 Budget

Account Name	2025 Budget	YTD Actual	YTD $ Var.	2026 Budget	
Income		to 11/30/25			
INCOME					
Association Dues	87,360.00	80,283.51	7,076.49	90,720.00	$270 x 28 x 12 ($10 over 2025)
Special Assessment	0.00	0.00	0.00	33,600.00	$1200 x 28 - due June 30th 2026
Late Fee & NSF	0.00	217.00	30.00	0.00	
Interest Income	0.00	361.14	18.21	0.00	
Total INCOME	**87,360.00**	**80,861.65**	6,498.35	**124,320.00**	
Total Operating Income	**87,360.00**	**80,861.65**	6,498.35	**124,320.00**	
Expense					
EXPENSES					
Snow Removal	10,490.00	6,539.19	3,950.81	10,490.00	PHD 2nd of 3 yr agreement
Landscaping	15,600.00	17,437.84	-1,837.84	15,600.00	PHD 2nd of 3 yr agreement
Pest control	300.00	349.97	-49.97	350.00	
Property Insurance	19,500.00	15,114.60	4,385.40	16,175.00	Renew 8/16/26 - 7% predicted increase
Accounting	263.00	275.00	-12.00	275.00	
Other/Misc Admin	525.00	397.23	127.77	525.00	
Roof Repairs/Inspection	2,000.00	0.00	2,000.00	2,000.00	IRSC Roof Inspection and Small Repairs
General Repairs	6,200.00	5,107.50	1,092.50	6,200.00	
Supplies	100.00	250.22	-150.22	150.00	
Electricity	1,100.00	693.72	406.28	825.00	Based on Actual with 3%
Water/Sewer	1,815.00	1,534.86	280.14	1,495.00	Based on Actual with 3%
Water Softener	2,900.00	2,969.15	-69.15	2,795.00	Lease 3 Bldgs + salt
Landscape - Trees & Other	1,183.00	481.08	701.92	1,100.00	Tree treatments, misc
Management fees	6,648.00	6,067.62	580.38	6,984.00	5%
Total EXPENSES	**68,624.00**	**57,217.98**	11,406.02	**64,964.00**	
Total Operating Expense	**68,624.00**	**57,217.98**	11,406.02	**64,964.00**	
Total Operating Income	87,360.00	80,861.65	6,498.35	124,320.00	
Total Operating Expense	68,624.00	57,217.98	11,406.02	64,964.00	
NOI - Net Operating Income	**18,736.00**	**23,643.67**	-4,907.67	**59,356.00**	
Owner Transfer from Reserve	0.00	0.00	0.00	0.00	
Other Expense					
Reserve Contribution	18,736.00	17,171.34	1,564.66	25,756.00	28% of dues
Captial improvments	0.00	0.00	0.00	33,600.00	1 Roof (2nd from Reserve)
Total Other Expense	**18,736.00**	**17,171.34**	1,564.66	**59,356.00**	
Net Other Income	**-18,736.00**	**-17,171.34**	-1,564.66	**-59,356.00**	
Total Income	**87,360.00**	80,861.65	6,498.35	**124,320.00**	
Total Expense	**87,360.00**	74,389.32	12,970.68	**124,320.00**	
Net Income	**0.00**	**6,472.33**		**0.00**	

WOODVIEW HEIGHTS CONDOMINUMS
CASH BALANCES REPORT
for the month ending 11/30/25

OPERATING CASH		
Checking Account - Westbury Bank	$	21,776.18
RESERVE FUNDS		
Westbury Bank	$	53,234.97
TOTAL OF ALL	$	75,011.15