Woodview Heights Condominium Association
2025 Budget

Account Name	2024 Budget	YTD Actual	YTD $ Var.	2025 Budget	
Income		to 11/30/24			
INCOME					
Association Dues	80,640.00	73,234.46	7,405.54	87,360.00	$260 x 28 x 12 $20 incr
Special Assessment	0.00	8,747.20	-8,747.20	0.00	
Late Fee & NSF	0.00	245.00	30.00	0.00	
Interest Income	0.00	287.94	18.21	0.00	
Total INCOME	**80,640.00**	**82,514.60**	-1,874.60	**87,360.00**	
Total Operating Income	**80,640.00**	**82,514.60**	-1,874.60	**87,360.00**	
Expense					
EXPENSES					
Snow Removal	9,990.00	6,216.39	3,773.61	10,490.00	PHD 1st of 3 yr agreement
Landscaping	14,805.00	16,577.04	-1,772.04	15,600.00	PHD 1st yr of 3 yr agreement
Pest control	300.00	189.00	111.00	300.00	
Property Insurance	12,720.00	24,790.28	-12,070.28	19,500.00	20% predicted increase
Accounting	263.00	250.00	13.00	263.00	
Other/Misc Admin	525.00	326.36	198.64	525.00	
Roof Repairs/Inspection	2,000.00	0.00	2,000.00	2,000.00	
General Repairs	6,200.00	5,831.65	368.35	6,200.00	
Supplies	100.00	249.11	-149.11	100.00	
Electricity	1,100.00	670.43	429.57	1,100.00	
Water/Sewer	1,815.00	1,151.34	663.66	1,815.00	
Water Softener	4,835.00	2,895.75	1,939.25	2,900.00	Lease 3 Bldgs + salt
Garbage and Recycling	478.21	478.21	0.00	0.00	
Landscape - Trees & Other	1,161.00	1,031.82	129.18	1,183.00	Tree treatments, misc
Management fees	6,331.38	5,803.82	527.56	6,648.00	5%
Total EXPENSES	**62,623.59**	**66,461.20**	-3,837.61	**68,624.00**	
Total Operating Expense	**62,623.59**	**66,461.20**	-3,837.61	**68,624.00**	
Total Operating Income	80,640.00	82,514.60	-1,874.60	87,360.00	
Total Operating Expense	62,623.59	66,461.20	-3,837.61	68,624.00	
NOI - Net Operating Income	**18,016.41**	**16,053.40**	1,963.01	**18,736.00**	
Owner Transfer from Reserve	0.00	0.00	0.00	0.00	
Other Expense					
Reserve Contribution	8,064.00	8,092.00	-28.00	18,736.00	21% of dues
Captial improvments	9,952.41	15,422.57	-5,470.16	0.00	
Total Other Expense	**18,016.41**	**23,514.57**	-5,498.16	**18,736.00**	
Net Other Income	**-18,016.41**	**-23,514.57**	5,498.16	**-18,736.00**	
Total Income	**80,640.00**	82,514.60	-1,874.60	**87,360.00**	
Total Expense	**80,640.00**	89,975.77	-9,335.77	**87,360.00**	
Net Income	**0.00**	**-7,461.17**		**0.00**	

WOODVIEW HEIGHTS CONDOMINUMS		
CASH BALANCES REPORT		
for the month ending 11/30/24		
OPERATING CASH		
Checking Account - Westbury Bank	$	13,281.79
RESERVE FUNDS		
Westbury Bank	$	35,671.30
TOTAL OF ALL	$	48,953.09