

Northwood Gardens		2025-2026 Budget			
		Apr-24	May-24	24-Jun	Jul-24
Operating Income & Expense					
Income					
Association Fees		6,291.50	5,173.00	4,815.58	5,491.69
Fines		261.92	35.00	0.00	0.00
Pool Income		-1,874.40	275.00	507.00	1,949.00
Late Fee		224.23	-195.56	-25.91	0.94
Total Operating Income		4,903.25	5,287.44	5,296.67	7,441.63
Expense					
Accounting		0.00	795.00	0.00	0.00
Grounds Maintenance		3,570.00	3,528.00	3,528.00	3,528.00
Insurance-Liability		0.00	0.00	0.00	0.00
Legal Fees		-405.00	405.00	0.00	0.00
Management fees		1,140.00	1,140.00	1,140.00	1,140.00
Office Expense & Supplies		0.00	0.00	137.15	0.00
Power		11.05	0.00	0.00	0.00
Tree/Stump Removal		0.00	0.00	0.00	0.00
Taxes - Property		0.00	0.00	0.00	0.00
Water/Garbage		-67.57	0.00	0.00	0.00
Total Operating Expense		4,248.48	5,868.00	4,805.15	4,668.00
NOI - Net Operating Income		654.77	-580.56	491.52	2,773.63

	2024-2025 Budget	2024-2025 Actuals
Accounting	\$ 1,200.00	\$ 1,595.00
Fence/Gate		
Lawn Care	\$ 42,500.00	\$ 42,378.00
Landscape		
Insurance-Liability	\$ 1,195.00	\$ 1,212.00
Legal Fees		\$ 250.00
Keys & Locks		
Management Fees	\$ 13,860.00	\$ 12,540.00
Postage & Mailing	\$ 350.00	\$ 165.90
Power	\$ 425.00	\$ 11.05
Signs		
Water/Garbage	\$ 200.00	\$ (51.62)
Maintenance	\$ 350.00	
Contingencies	\$ 350.00	\$ 395.00
Taxes-Property	\$ 100.00	\$ 38.50
	\$ 60,030.00	\$ 58,533.83

Based on 83 houses in Northwood Gardens

Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25
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5,719.23	4,958.78	5,031.14	6,150.93	4,931.00	5,002.00
0.00	0.00	66.91	68.09	0.00	0.00
1,443.00	-2,347.60	0.00	250.00	0.00	0.00
244.35	-222.13	-25.04	192.01	-192.88	25.91
7,406.58	2,389.05	5,073.01	6,661.03	4,738.12	5,027.91

0.00	0.00	0.00	0.00	0.00	0.00
3,528.00	3,528.00	3,528.00	3,528.00	3,528.00	3,528.00
1,212.00	0.00	0.00	0.00	0.00	0.00
250.00	0.00	0.00	0.00	0.00	0.00
1,140.00	1,140.00	1,140.00	1,140.00	1,140.00	1,140.00
0.00	6.90	0.00	13.80	6.90	1.15
0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	395.00	0.00
0.00	0.00	0.00	38.50	0.00	0.00
15.95	0.00	0.00	0.00	0.00	0.00
6,145.95	4,674.90	4,668.00	4,720.30	5,069.90	4,669.15

1,260.63	-2,285.85	405.01	1,940.73	-331.78	358.76
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2025-2026 Budget

	Per Unit Per Year	Per Unit Per Month
\$ 1,200.00	\$ 14.46	\$ 0.21
\$ 42,500.00	\$ 506.02	\$ 42.17
\$ 1,195.00	\$ 14.40	\$ 1.20
\$ 13,860.00	\$ 166.99	\$ 13.92
\$ 350.00	\$ 4.22	\$ 0.35
	\$ 5.12	\$ 0.43
\$ 200.00	\$ 2.41	\$ 0.20
\$ 350.00	\$ 4.22	\$ 0.35
\$ 350.00	\$ 4.22	
\$ 100.00		
\$ 60,030.00	\$ 722.06	\$ 60.18

Rounded to \$61.00

Feb-25	Mar-25	Total
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5,256.78	4,941.00	63,762.63
25.00	0.00	456.92
0.00	0.00	202.00
-25.92	0.01	0.01
5,255.86	4,941.01	64,421.56

800.00	0.00	1,595.00
7,056.00	3,528.00	45,906.00
0.00	0.00	1,212.00
0.00	0.00	250.00
1,140.00	1,140.00	13,680.00
0.00	0.00	165.90
0.00	0.00	11.05
0.00	0.00	38.50
0.00	0.00	395.00
0.00	0.00	-51.62
8,996.00	4,668.00	63,201.83

-3,740.14	273.01	1,219.73
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