

Windemere Homeowners Association 2025 Budget vs Actual Income and Expenses

Date	Budgeted Income Item	Budgeted Income	Budgeted Expense Item	Budgeted Expense	Cumulative Totals	Actual Item	Actual Income	Actual Expense	Actual Variance	Cumulative Totals	Cumulative Variance
31-Dec-24	2024 Checking Balance	\$4,132.44			\$4,132.44		\$4,132.44		\$0.00	\$4,132.44	\$0.00
31-Dec-24	2024 Saving Balance	\$210.94			\$4,343.38		\$210.94		\$0.00	\$4,343.38	\$0.00
2-Jan-25			AES (est)	\$75.40	\$4,267.98	AES (act)		\$71.24	\$4.16	\$4,272.14	\$4.16
7-Jan-23	Savings Dividend (est)	\$13.26			\$4,281.24	Savings Dividend (act)	\$11.42		(\$1.84)	\$4,283.56	\$2.32
8-Jan-25			Greene Co. San. Engr. (est)	\$18.20	\$4,263.04	Greene Co. San. Engr. (act)		\$17.76	\$0.44	\$4,265.80	\$2.76
9-Jan-25			Secretary Items/Stamps (est)	\$73.00	\$4,190.04	Secretary Items/Stamps (act)		\$73.00	\$0.00	\$4,192.80	\$2.76
17-Jan-25			UNPLANNED		\$4,190.04	OpenHause Gifts and Engraving (act)		\$149.42	(\$149.42)	\$4,043.38	(\$146.66)
25-Jan-25			Buckeye Ecocare (est)	\$551.78	\$3,638.26	Buckeye Ecocare (act)		\$538.32	\$13.46	\$3,505.06	(\$133.20)
31-Jan-25	Fees (73) (est)	\$11,315.00			\$14,953.26	Fees (68) (act)	\$10,540.00		(\$775.00)	\$14,045.06	(\$908.20)
31-Jan-25	Cking Interest (est)	\$0.34			\$14,953.60	Cking Interest (act)	\$0.39		\$0.05	\$14,045.45	(\$908.15)
31-Jan-25	Saving Interest (est)	\$0.04			\$14,953.64	Saving Interest (act)	\$0.05		\$0.01	\$14,045.50	(\$908.14)
2-Feb-25			AES (est)	\$74.26	\$14,879.38	AES (act)		\$65.03	\$9.23	\$13,980.47	(\$898.91)
7-Feb-25			Greene Co. San. Engr. (est)	\$18.20	\$14,861.18	Greene Co. San. Engr. (act)		\$18.38	(\$0.18)	\$13,962.09	(\$899.09)
15-Feb-25			UNPLANNED		\$14,861.18	Payment for lost PO Box Key (act)	\$17.00		\$17.00	\$13,979.09	(\$882.09)
15-Feb-25			UNPLANNED		\$14,861.18	Two PO Box Keys (act)		\$34.00	(\$34.00)	\$13,945.09	(\$916.09)
25-Feb-25			Essential Landscaping & Irrigation (est)	\$485.85	\$14,375.33	Essential Landscaping & Irrigation (act)		\$474.00	\$11.85	\$13,471.09	(\$904.24)
25-Feb-25			Backflow Value Cert (2) (est)	\$194.75	\$14,180.58	Backflow Value Cert (2) (act)		\$190.00	\$4.75	\$13,281.09	(\$899.49)
28-Feb-25	Fees (3) (est)	\$465.00			\$14,645.58	Fees (8) + 2x Late Fee (act)	\$1,260.00		\$795.00	\$14,541.09	(\$104.49)
28-Feb-25	Cking Interest (est)	\$0.48			\$14,646.06	Cking Interest (act)	\$0.45		(\$0.03)	\$14,541.54	(\$104.52)
28-Feb-25	Saving Interest (est)	\$0.04			\$14,646.10	Saving Interest (act)	\$0.04		\$0.00	\$14,541.58	(\$104.52)
2-Mar-25			AES (est)	\$68.75	\$14,577.35	AES (act)		\$33.58	\$35.17	\$14,508.00	(\$69.35)
4-Mar-25			UNPLANNED		\$14,577.35	Ohio Statutory Agent Name Change (act)		\$25.00	(\$25.00)	\$14,483.00	(\$94.35)
6-Mar-25			Greene Co. San. Engr. (est)	\$18.20	\$14,559.15	Greene Co. San. Engr. (act)		\$18.38	(\$0.18)	\$14,464.62	(\$94.53)
10-Mar-25			UNPLANNED		\$14,559.15	JACKYLED 84-LED Solar Spotlights (act)		\$42.69	(\$42.69)	\$14,421.93	(\$137.22)
12-Mar-25			Smith Landscaping Mulch and Trim (est)	\$2,762.38	\$11,796.77	Smith's Lawn & Landscaping (act)		\$3,115.80	(\$353.42)	\$11,306.13	(\$490.64)
12-Mar-25			UNPLANNED		\$11,796.77	Payment for lost PO Box Key (act)	\$17.00		\$17.00	\$11,323.13	(\$473.64)
16-Mar-25			Erie Insurance Group (est)	\$626.28	\$11,170.49	Erie Insurance Group (act)		\$775.00	(\$148.72)	\$10,548.13	(\$622.36)
21-Mar-25			CPA Audit (est)	\$479.21	\$10,691.28	CPA Audit (act)		\$474.75	\$4.46	\$10,073.38	(\$617.90)
28-Mar-25			UNPLANNED		\$10,691.28	Waterworks (Atherton Plumbing) (act)		\$1,055.60	(\$1,055.60)	\$9,017.78	(\$1,673.50)
31-Mar-25	Cking Interest (est)	\$0.39			\$10,691.67	Cking Interest (act)	\$0.42		\$0.03	\$9,018.20	(\$1,673.47)
31-Mar-25	Saving Interest (est)	\$0.04			\$10,691.71	Saving Interest (act)	\$0.05		\$0.01	\$9,018.25	(\$1,673.46)
1-Apr-25			AES (est)	\$68.18	\$10,623.53	AES (act)		\$28.79	\$39.39	\$8,989.46	(\$1,634.07)
3-Apr-25			UNPLANNED		\$10,623.53	Secretary Items/Stamps (act)		\$73.00	(\$73.00)	\$8,916.46	(\$1,707.07)
7-Apr-25			Greene Co. San. Engr. (est)	\$18.20	\$10,605.33	Greene Co. San. Engr. (act)		\$18.38	(\$0.18)	\$8,898.08	(\$1,707.25)
9-Apr-24			UNPLANNED		\$10,605.33	Erie Insurance Claim First Payment (act)	\$6,210.17		\$6,210.17	\$15,108.25	\$4,502.92
30-Apr-25	Cking Interest (est)	\$0.34			\$10,605.67	Cking Interest (act)	\$0.42		\$0.08	\$15,108.67	\$4,503.00
30-Apr-25	Saving Interest (est)	\$0.04			\$10,605.71	Saving Interest (act)	\$0.05		\$0.01	\$15,108.72	\$4,503.01
3-May-25			Mowing (est)	\$455.80	\$10,149.91	Mowing (act)		\$663.10	(\$207.30)	\$14,445.62	\$4,295.71
5-May-25			AES (est)	\$71.67	\$10,078.24	AES (act)		\$43.23	\$28.44	\$14,402.39	\$4,324.15
9-May-25			Greene Co. San. Engr. (est)	\$18.20	\$10,060.04	Greene Co. San. Engr. (act)		\$18.38	(\$0.18)	\$14,384.01	\$4,323.97
22-May-25			UNPLANNED		\$10,060.04	Irrigation System Repair (act)		\$86.50	(\$86.50)	\$14,297.51	\$4,237.47
30-May-25			Flowers	\$150.00	\$9,910.04	Flowers (act)		\$0.00	\$150.00	\$14,297.51	\$4,387.47
31-May-25	Cking Interest (est)	\$0.34			\$9,910.38	Cking Interest (act)	\$0.50		\$0.16	\$14,298.01	\$4,387.63
31-May-25	Saving Interest (est)	\$0.04			\$9,910.42	Saving Interest (act)	\$0.05		\$0.01	\$14,298.06	\$4,387.64
3-Jun-25			Mowing (est)	\$360.64	\$9,549.78	Mowing (act)		\$0.00	\$360.64	\$14,298.06	\$4,748.28
3-Jun-25			AES (est)	\$66.88	\$9,482.90	AES (act)		\$36.82	\$30.06	\$14,261.24	\$4,778.34
7-Jun-25			Greene Co. San. Engr. (est)	\$18.20	\$9,464.70	Greene Co. San. Engr. (act)		\$18.38	(\$0.18)	\$14,242.86	\$4,778.16
9-Jun-25			PO Box 341182 Rental (est)	\$186.55	\$9,278.15	PO Box 341182 Rental (act)		\$192.00	(\$5.45)	\$14,050.86	\$4,772.71
9-Jun-25			UNPLANNED		\$9,278.15	Power Line Replacement (act)		\$9,855.00	(\$9,855.00)	\$4,195.86	(\$5,082.29)
13-Jun-25			UNPLANNED		\$9,278.15	Erie Insurance Claim Second Payment (act)	\$1,644.83		\$1,644.83	\$5,840.69	(\$3,437.46)
19-Jun-25			UNPLANNED		\$9,278.15	Irrigation System Repair (act)		\$83.59	(\$83.59)	\$5,757.10	(\$3,521.05)
30-Jun-25	Cking Interest (est)	\$0.30			\$9,278.45	Cking Interest (act)	\$0.26		(\$0.04)	\$5,757.36	(\$3,521.09)
30-Jun-25	Saving Interest (est)	\$0.04			\$9,278.49	Saving Interest (act)	\$0.05		\$0.01	\$5,757.41	(\$3,521.08)
1-Jul-25			Mowing (est)	\$360.64	\$8,917.85	Mowing (act)		\$568.37	(\$207.73)	\$5,189.04	(\$3,728.81)
1-Jul-25			UNPLANNED		\$8,917.85	Erie Insurance Claim Third Payment (act)	\$1,500.00		\$1,500.00	\$6,689.04	(\$2,228.81)
3-Jul-25			AES (est)	\$69.38	\$8,848.47	AES (act)		\$45.45	\$23.93	\$6,643.59	(\$2,204.88)
7-Jul-25			Greene Co. San. Engr. (est)	\$67.32	\$8,781.15	Greene Co. San. Engr. (act)		\$18.38	\$48.94	\$6,625.21	(\$2,155.94)

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7-Jul-25			Misk.com - for web page (est)	\$41.00	\$8,740.15	Misk.com - for web page (act)		\$43.00	(\$2.00)	\$6,582.21	(\$2,157.94)
19-Jul-25			Bounce House Rental (est)	\$294.18	\$8,445.97	Bounce House Rental (act)		\$0.00	\$294.18	\$6,582.21	(\$1,863.76)
31-Jul-25	Cking Interest (est)	\$0.28			\$8,446.25	Cking Interest (act)	\$0.22		(\$0.06)	\$6,582.43	(\$1,863.82)
31-Jul-25	Saving Interest (est)	\$0.04			\$8,446.29	Saving Interest (act)	\$0.05		\$0.01	\$6,582.48	(\$1,863.81)
2-Aug-25			AES (est)	\$71.01	\$8,375.28	AES (act)		\$45.81	\$25.20	\$6,536.67	(\$1,838.61)
5-Aug-25			Mowing (est)	\$450.81	\$7,924.47	Mowing (act)		\$473.64	(\$22.83)	\$6,063.03	(\$1,861.44)
8-Aug-25			Greene Co. San. Engr. (est)	\$233.10	\$7,691.37	Greene Co. San. Engr. (act)		\$123.78	\$109.32	\$5,939.25	(\$1,752.12)
31-Aug-25	Cking Interest (est)	\$0.26			\$7,691.63	Cking Interest (act)	\$0.21		(\$0.05)	\$5,939.46	(\$1,752.17)
31-Aug-25	Saving Interest (est)	\$0.04			\$7,691.67	Saving Interest (act)	\$0.05		\$0.01	\$5,939.51	(\$1,752.16)
3-Sep-25			Mowing (est)	\$455.80	\$7,235.87	Mowing (act)		\$0.00	\$455.80	\$5,939.51	(\$1,296.36)
3-Sep-25			AES (est)	\$71.01	\$7,164.86	AES (act)		\$45.84	\$25.17	\$5,893.67	(\$1,271.19)
7-Sep-25			Greene Co. San. Engr. (est)	\$165.56	\$6,999.30	Greene Co. San. Engr. (act)		\$80.38	\$85.18	\$5,813.29	(\$1,186.01)
12-Sep-25			Annual Picnic Food (est)	\$202.50	\$6,796.80	Annual Picnic Food (act)		\$0.00	\$202.50	\$5,813.29	(\$983.51)
30-Sep-25	Cking Interest (est)	\$0.24			\$6,797.04	Cking Interest (act)	\$0.18		(\$0.06)	\$5,813.47	(\$983.57)
30-Sep-25	Saving Interest (est)	\$0.04			\$6,797.08	Saving Interest (act)	\$0.05		\$0.01	\$5,813.52	(\$983.56)
3-Oct-25			Mowing (est)	\$455.80	\$6,341.28	Mowing (act)		\$568.00	(\$112.20)	\$5,245.52	(\$1,095.76)
3-Oct-25			AES (est)	\$73.95	\$6,267.33	AES (act)		\$46.50	\$27.45	\$5,199.02	(\$1,068.31)
8-Oct-25			Greene Co. San. Engr. (est)	\$214.68	\$6,052.65	Greene Co. San. Engr. (act)		\$198.18	\$16.50	\$5,000.84	(\$1,051.81)
25-Oct-25			Fall Landscape Trimming	\$178.57	\$5,874.08	Fall Landscape Trimming (est)		\$178.94	(\$0.37)	\$4,821.90	(\$1,052.18)
31-Oct-25	Cking Interest (est)	\$0.20			\$5,874.28	Cking Interest (act)	\$0.17		(\$0.03)	\$4,822.07	(\$1,052.21)
31-Oct-25	Saving Interest (est)	\$0.04			\$5,874.32	Saving Interest (act)	\$0.05		\$0.01	\$4,822.12	(\$1,052.20)
2-Nov-25			Mowing (est)	\$455.80	\$5,418.52	Mowing (act)		\$473.70	(\$17.90)	\$4,348.42	(\$1,070.10)
2-Nov-25			AES (est)	\$74.73	\$5,343.79	AES (act)		\$47.67	\$27.06	\$4,300.75	(\$1,043.04)
3-Nov-25			UNPLANNED		\$5,343.79	Boxwood Spraying (act)		\$80.00	(\$80.00)	\$4,220.75	(\$1,123.04)
7-Nov-25			Greene Co. San. Engr. (est)	\$234.32	\$5,109.47	Greene Co. San. Engr. (est)		\$198.09	\$36.23	\$4,022.66	(\$1,086.81)
27-Nov-25			Secretary Items/Stamps (est)	\$83.00	\$5,026.47	Secretary Items/Stamps (act)		\$0.00	\$83.00	\$4,022.66	(\$1,003.81)
30-Nov-25	Cking Interest (est)	\$0.16			\$5,026.63	Cking Interest (est)	\$0.16		\$0.00	\$4,022.82	(\$1,003.81)
30-Nov-25	Saving Interest (est)	\$0.04			\$5,026.67	Saving Interest (est)	\$0.05		\$0.01	\$4,022.87	(\$1,003.80)
2-Dec-25			AES (est)	\$75.75	\$4,950.92	AES (est)		\$234.33	(\$158.58)	\$3,788.54	(\$1,162.38)
7-Dec-25			Greene Co. San. Engr. (est)	\$18.20	\$4,932.72	Greene Co. San. Engr. (est)		\$98.38	(\$80.18)	\$3,690.16	(\$1,242.56)
17-Dec-25			Leaves Removal (est)	\$78.51	\$4,854.21	Leaves Removal (est)		\$78.51	\$0.00	\$3,611.65	(\$1,242.56)
31-Dec-25	Cking Interest (est)	\$0.16			\$4,854.37	Cking Interest (est)	\$0.16		\$0.00	\$3,611.81	(\$1,242.56)
31-Dec-25	Saving Interest (est)	\$0.04			\$4,854.41	Saving Interest (est)	\$0.05		\$0.01	\$3,611.86	(\$1,242.55)
Totals		\$11,797.23		\$11,286.20			\$21,204.55	\$21,936.07	(\$731.52)		
Actuals vs Budget Variance							\$9,407.32	(\$10,649.87)	(\$1,242.55)		
Percentage Variance vs Budget								-11.47%			
Annual Fee		\$155.00	Cost per Homeowner (est)	\$148.50		Cost per Homeowner (less insurance) (act)		\$165.54			
			Reserve Fund per Homeowner (est)	\$6.50	43.01%	Reserve Fund per Homeowner (less insurance) (act)		(\$10.54)		Reserve Fund Total (est)	(\$801.07)
										Cking Interest Total (est)	\$3.54
										Saving Interest Total (est)	\$12.01
										Lost PO Box Key (act)	\$34.00
										Late Fee (act)	\$20.00
Year to Date Cumulative Variances										Reserve Fund 2025 (est)	(\$731.52)
Budgeted Income YTD		\$11,796.83	Actual Income YTD	\$21,204.13		Variance Income YTD	\$9,407.30			Per Homeowner (est)	(\$9.63)
Budgeted Expenses YTD		\$10,265.89	Actual Expenses YTD	\$20,725.39		Variance Expenses YTD	(\$10,459.50)				
						Cumulative Variance YTD	(\$1,052.20)				
			Budgeted Expense			Expense Item		Actual Expense	Actual Variance		
			\$860.97			AES/DPL (est-act)		\$744.29	\$116.68		
			\$1,042.38			GCSE (est-act)		\$826.85	\$215.53		
			\$2,995.29			Mowing (est-act)		\$2,746.81	\$248.48		
			\$78.51			Leaf Removal (est-act)		\$78.51	\$0.00		
			\$2,762.38			Smith Landscaping (est-act)		\$3,115.80	(\$353.42)		
			\$680.60			Essential Landscaping Irrigation (est-act)		\$664.00	\$16.60		
			\$551.78			Buckeye Echocare (est-act)		\$538.32	\$13.46		
			\$479.21			Shannon & Co. (est-act)		\$474.75	\$4.46		

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				\$626.28		Erie Insurance		\$775.00	(\$148.72)		
				\$496.68		Annual Picnic (est-act)		\$0.00	\$496.68		
				\$150.00		Entrance Flowers (est-act)		\$0.00	\$150.00		
				\$178.57		Entrance Fall Trimming (est-act)		\$178.94	(\$0.37)		
				\$156.00		Secretary Supplies (est-act)		\$146.00	\$10.00		
				\$186.55		PO Box Rental (est-act)		\$192.00	(\$5.45)		
				\$0.00		Clock and Engraving (est-act)		\$149.42	(\$149.42)		
				\$41.00		Web Domain (est-act)		\$43.00	(\$2.00)		
				\$0.00		PO Box Keys (est-act)		\$34.00	(\$34.00)		
				\$0.00		Ohio Statutory Agent Name Change (est-act)		\$25.00	(\$25.00)		
				\$0.00		JACKYLED 84-LED Solar Spotlights (est-act)		\$42.69	(\$42.69)		
				\$0.00		Waterworks (Atheron Plumbing) (est-act)		\$1,055.60	(\$1,055.60)		
				\$0.00		Irrigation System Repair		\$170.09	(\$170.09)		
				\$0.00		Boxwood Spraying		\$80.00	(\$80.00)		
				\$0.00		Power Line Replacement (est-act)		\$9,855.00	(\$9,855.00)		
				\$11,286.20		Total Expense Variance		\$21,936.07	(\$10,649.87)		
		Budgeted Income				Income Item	Actual Income	Actual Variance			
		\$11,780.00				Fees (est-act)	\$11,780.00	\$0.00			
		\$0.00				Late Fee (est-act)	\$20.00	\$20.00			
		\$0.00				Lost PO Box Keys (est-act)	\$34.00	\$34.00			
		\$0.00				Erie Insurance Claim Payment (est-act)	\$9,355.00	\$9,355.00			
		\$3.49				Checking Interest (est-act)	\$3.54	\$0.05			
		\$13.74				Saving Interest (est-act)	\$12.01	(\$1.73)			
		\$11,797.23				Total Income Variance	\$21,204.55	\$9,407.32			
						Total Variance (Income + Expenses)					(\$1,242.55)