

Windemere Homeowners Association 2026 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-25	2025 Checking Balance	\$3,488.33			\$3,488.33		\$3,488.33		\$0.00	\$3,488.33	\$0.00
31-Dec-25	2025 Saving Balance	\$222.95			\$3,711.28		\$222.95		\$0.00	\$3,711.28	\$0.00
2-Jan-26			AES (est)	\$363.95	\$3,347.33	AES (act)		\$44.86	\$319.09	\$3,666.42	\$319.09
7-Jan-26	Savings Dividend (est)	\$11.42			\$3,358.75	Savings Dividend (act)	\$13.09		\$1.67	\$3,679.51	\$320.76
8-Jan-26			Greene Co. San. Engr. (est)	\$19.02	\$3,339.73	Greene Co. San. Engr. (act)		\$18.38	\$0.64	\$3,661.13	\$321.40
9-Jan-26			Secretary Items/Stamps (est)	\$78.00	\$3,261.73	Secretary Items/Stamps (act)		\$0.00	\$78.00	\$3,661.13	\$399.40
26-Jan-26			Buckeye Ecocare (est)	\$538.32	\$2,723.41	Buckeye Ecocare (act)		\$538.32	\$0.00	\$3,122.81	\$399.40
31-Jan-26	Fees (68) (est)	\$11,220.00			\$13,943.41	Fees (70) (act)	\$11,550.00		\$330.00	\$14,672.81	\$729.40
31-Jan-26	Cking Interest (est)	\$0.39			\$13,943.80	Cking Interest (act)	\$0.40		\$0.01	\$14,673.21	\$729.41
31-Jan-26	Saving Interest (est)	\$0.05			\$13,943.85	Saving Interest (act)	\$0.05		\$0.00	\$14,673.26	\$729.41
2-Feb-26			AES (est)	\$79.69	\$13,864.16	AES (act)		\$48.81	\$30.88	\$14,624.45	\$760.29
7-Feb-26			Greene Co. San. Engr. (est)	\$19.02	\$13,845.14	Greene Co. San. Engr. (act)		\$19.02	\$0.00	\$14,605.43	\$760.29
26-Feb-26			Essential Landscaping & Irrigation (est)	\$474.00	\$13,371.14	Essential Landscaping & Irrigation (act)		\$490.00	(\$16.00)	\$14,115.43	\$744.29
26-Feb-26			Backflow Value Cert (2) (est)	\$190.00	\$13,181.14	Backflow Value Cert (2) (act)		\$190.00	\$0.00	\$13,925.43	\$744.29
28-Feb-26	Fees (8) (est)	\$1,320.00			\$14,501.14	Fees (4) + Late Fees (1) (act)	\$670.00		(\$650.00)	\$14,595.43	\$94.29
28-Feb-26	Cking Interest (est)	\$0.45			\$14,501.59	Cking Interest (act)	\$0.46		\$0.01	\$14,595.89	\$94.30
28-Feb-26	Saving Interest (est)	\$0.05			\$14,501.64	Saving Interest (act)	\$0.05		\$0.00	\$14,595.94	\$94.30
2-Mar-26			AES (est)	\$73.77	\$14,427.87	AES (act)		\$42.55	\$31.22	\$14,553.39	\$125.52
6-Mar-26			Greene Co. San. Engr. (est)	\$19.02	\$14,408.85	Greene Co. San. Engr. (act)		\$19.02	\$0.00	\$14,534.37	\$125.52
12-Mar-26			Smith Landscaping Mulch and Trim (est)	\$3,209.27	\$11,199.58	Smith's Lawn & Landscaping (act)	\$2,678.58		\$530.69	\$11,855.79	\$666.21
16-Mar-26			Erie Insurance Group (est)	\$775.00	\$10,424.58	Erie Insurance Group (act)	\$775.00		\$0.00	\$11,080.79	\$666.21
21-Mar-26			CPA Audit (est)	\$474.75	\$9,949.83	CPA Audit (act)		\$549.01	(\$74.26)	\$10,531.78	\$581.95
31-Mar-26	Cking Interest (est)	\$0.42			\$9,950.25	Cking Interest (act)	\$0.50		\$0.08	\$10,532.28	\$582.03
31-Mar-26	Saving Interest (est)	\$0.05			\$9,950.30	Saving Interest (act)	\$0.05		\$0.00	\$10,532.33	\$582.03
1-Apr-26			AES (est)	\$73.15	\$9,877.15	AES (act)		\$432.77	(\$359.62)	\$10,099.56	\$222.41
7-Apr-26			Greene Co. San. Engr. (est)	\$19.02	\$9,858.13	Greene Co. San. Engr. (act)		\$19.02	\$0.00	\$10,080.54	\$222.41
13-Apr-26			UNPLANNED		\$9,858.13	Fees (1) + Late Fee (2) (act)	\$180.00		\$180.00	\$10,260.54	\$402.41
20-Apr-26			UNPLANNED		\$9,858.13	Late Fee (1) (act)	\$15.00		\$15.00	\$10,275.54	\$417.41
30-Apr-26	Cking Interest (est)	\$0.42			\$9,858.55	Cking Interest (act)	\$0.34		(\$0.08)	\$10,275.88	\$417.33
30-Apr-26	Saving Interest (est)	\$0.05			\$9,858.60	Saving Interest (act)	\$0.05		\$0.00	\$10,275.93	\$417.33
3-May-26			Mowing (est)	\$390.28	\$9,468.32	Mowing (act)		\$290.27	\$100.01	\$9,985.66	\$517.34
5-May-26			AES (est)	\$76.93	\$9,391.39	AES (act)		\$198.98	(\$122.05)	\$9,786.68	\$395.29
6-May-26			UNPLANNED		\$9,391.39	Attorney at Law (act)		\$500.00	(\$500.00)	\$9,286.68	(\$104.71)
7-May-26			UNPLANNED		\$9,391.39	Essential Landscaping & Irrigation (act)		\$22.65	(\$22.65)	\$9,264.03	(\$127.36)
9-May-26			Greene Co. San. Engr. (est)	\$19.02	\$9,372.37	Greene Co. San. Engr. (act)		\$19.02	\$0.00	\$9,245.01	(\$127.36)
30-May-26			Flowers	\$150.00	\$9,222.37	Flowers (act)		\$100.00	\$50.00	\$9,145.01	(\$77.36)
31-May-26	Cking Interest (est)	\$0.50			\$9,222.87	Cking Interest (act)	\$0.32		(\$0.18)	\$9,145.33	(\$77.54)
31-May-26	Saving Interest (est)	\$0.05			\$9,222.92	Saving Interest (act)	\$0.05		\$0.00	\$9,145.38	(\$77.54)
3-Jun-26			Mowing (est)	\$487.85	\$8,735.07	Mowing (act)		\$483.79	\$4.06	\$8,661.59	(\$73.48)
2-Jun-26			AES (est)	\$74.39	\$8,660.68	AES (act)		\$67.83	\$6.56	\$8,593.76	(\$66.92)
7-Jun-26			Greene Co. San. Engr. (est)	\$19.02	\$8,641.66	Greene Co. San. Engr. (act)		\$19.02	\$0.00	\$8,574.74	(\$66.92)
9-Jun-26			PO Box 341182 Rental (est)	\$192.00	\$8,449.66	PO Box 341182 Rental (act)		\$196.00	(\$4.00)	\$8,378.74	(\$70.92)
11-Jun-26			UNPLANNED		\$8,449.66	Stamps (act)		\$156.00	(\$156.00)	\$8,222.74	(\$226.92)
30-Jun-26	Cking Interest (est)	\$0.42			\$8,450.08	Cking Interest (act)	\$0.27		(\$0.15)	\$8,223.01	(\$227.07)
30-Jun-26	Saving Interest (est)	\$0.05			\$8,450.13	Saving Interest (act)	\$0.05		\$0.00	\$8,223.06	(\$227.07)
3-Jul-26			Mowing (est)	\$390.28	\$8,059.85	Mowing (act)		\$293.09	\$97.19	\$7,929.97	(\$129.88)
3-Jul-26			AES (est)	\$74.44	\$7,985.41	AES (act)		\$73.78	\$0.66	\$7,856.19	(\$129.22)
7-Jul-26			Greene Co. San. Engr. (est)	\$70.36	\$7,915.05	Greene Co. San. Engr. (act)		\$45.60	\$24.76	\$7,810.59	(\$104.46)
16-Jul-26			UNPLANNED		\$7,915.05	Drain Pipe Cleaning (act)		\$2,837.20	(\$2,837.20)	\$4,973.39	(\$2,941.66)
28-Jul-26			Misk.com - for web page (est)	\$43.00	\$7,872.05	Misk.com - for web page (act)		\$43.00	\$0.00	\$4,930.39	(\$2,941.66)
31-Jul-26	Cking Interest (est)	\$0.28			\$7,872.33	Cking Interest (act)	\$0.21		(\$0.07)	\$4,930.60	(\$2,941.73)
31-Jul-26	Saving Interest (est)	\$0.05			\$7,872.38	Saving Interest (act)	\$0.05		\$0.00	\$4,930.65	(\$2,941.73)
2-Aug-26			AES (est)	\$76.19	\$7,796.19	AES (est)		\$76.19	\$0.00	\$4,854.46	(\$2,941.73)
5-Aug-26			Mowing (est)	\$390.28	\$7,405.91	Mowing (est)		\$387.03	\$3.25	\$4,467.43	(\$2,938.48)
8-Aug-26			Greene Co. San. Engr. (est)	\$243.76	\$7,162.15	Greene Co. San. Engr. (est)		\$70.36	\$173.40	\$4,397.07	(\$2,765.08)
31-Aug-26	Cking Interest (est)	\$0.26			\$7,162.41	Cking Interest (est)	\$0.26		\$0.00	\$4,397.33	(\$2,765.08)

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-Aug-26	Saving Interest (est)	\$0.05			\$7,162.46	Saving Interest (est)	\$0.05		\$0.00	\$4,397.38	(\$2,765.08)
3-Sep-26			Mowing (est)	\$487.85	\$6,674.61	Mowing (est)		\$483.79	\$4.06	\$3,913.59	(\$2,761.02)
3-Jun-26			AES (est)	\$77.76	\$6,596.85	AES (est)		\$77.76	\$0.00	\$3,835.83	(\$2,761.02)
7-Sep-26			Greene Co. San. Engr. (est)	\$233.99	\$6,362.86	Greene Co. San. Engr. (est)		\$233.99	\$0.00	\$3,601.84	(\$2,761.02)
30-Sep-26	Cking Interest (est)	\$0.24			\$6,363.10	Cking Interest (est)	\$0.24		\$0.00	\$3,602.08	(\$2,761.02)
30-Sep-26	Saving Interest (est)	\$0.05			\$6,363.15	Saving Interest (est)	\$0.05		\$0.00	\$3,602.13	(\$2,761.02)
3-Oct-26			Mowing (est)	\$390.28	\$5,972.87	Mowing (est)		\$387.03	\$3.25	\$3,215.10	(\$2,757.77)
3-Oct-26			AES (est)	\$79.35	\$5,893.52	AES (est)		\$79.35	\$0.00	\$3,135.75	(\$2,757.77)
8-Oct-26			Greene Co. San. Engr. (est)	\$224.36	\$5,669.16	Greene Co. San. Engr. (est)		\$224.36	\$0.00	\$2,911.39	(\$2,757.77)
26-Oct-26			Fall Landscape Trimming	\$196.52	\$5,472.64	Fall Landscape Trimming (est)		\$196.52	\$0.00	\$2,714.87	(\$2,757.77)
31-Oct-26	Cking Interest (est)	\$0.20			\$5,472.84	Cking Interest (est)	\$0.20		\$0.00	\$2,715.07	(\$2,757.77)
31-Oct-26	Saving Interest (est)	\$0.05			\$5,472.89	Saving Interest (est)	\$0.05		\$0.00	\$2,715.12	(\$2,757.77)
2-Nov-26			Mowing (est)	\$292.71	\$5,180.18	Mowing (est)		\$483.79	(\$191.08)	\$2,231.33	(\$2,948.85)
2-Nov-26			AES (est)	\$82.24	\$5,097.94	AES (est)		\$82.24	\$0.00	\$2,149.09	(\$2,948.85)
7-Nov-26			Greene Co. San. Engr. (est)	\$371.93	\$4,726.01	Greene Co. San. Engr. (est)		\$371.93	\$0.00	\$1,777.16	(\$2,948.85)
27-Nov-26			Secretary Items/Stamps (est)	\$78.00	\$4,648.01	Secretary Items/Stamps (est)		\$0.00	\$78.00	\$1,777.16	(\$2,870.85)
30-Nov-26	Cking Interest (est)	\$0.16			\$4,648.17	Cking Interest (est)	\$0.16		\$0.00	\$1,777.32	(\$2,870.85)
30-Nov-26	Saving Interest (est)	\$0.05			\$4,648.22	Saving Interest (est)	\$0.05		\$0.00	\$1,777.37	(\$2,870.85)
2-Dec-26			AES (est)	\$81.89	\$4,566.33	AES (est)		\$81.89	\$0.00	\$1,695.48	(\$2,870.85)
7-Dec-26			Greene Co. San. Engr. (est)	\$19.02	\$4,547.31	Greene Co. San. Engr. (est)		\$19.02	\$0.00	\$1,676.46	(\$2,870.85)
17-Dec-26			Leaves Removal (est)	\$135.57	\$4,411.74	Leaves Removal (est)		\$135.57	\$0.00	\$1,540.89	(\$2,870.85)
31-Dec-26	Cking Interest (est)	\$0.16			\$4,411.90	Cking Interest (est)	\$0.16		\$0.00	\$1,541.05	(\$2,870.85)
31-Dec-26	Saving Interest (est)	\$0.05			\$4,411.95	Saving Interest (est)	\$0.05		\$0.00	\$1,541.10	(\$2,870.85)
Totals		\$12,555.92		\$11,855.25			\$12,432.21	\$14,602.39	(\$2,170.18)		
Actuals vs Budget Variance							-\$123.71	(\$2,747.14)	(\$2,870.85)		
Percentage Variance vs Budget								-23.17%			
Annual Fee	\$165.00	Cost per Homeower (est)	\$155.99			Cost per Homeower (act)		\$192.14			
		Reserve Fund per Homeowner (est)	\$9.01	37.22%		Reserve Fund per Homeowner (act)		(\$27.14)		Reserve Fund Total (est)	(\$2,062.39)
										Cking Interest Total (est)	\$3.52
										Saving Interest Total (est)	\$13.69
										Late Fee (est)	\$40.00
Year to Date Cumulative Variances										Reserve Fund 2024 (est)	(\$2,005.18)
Budgeted Income YTD	\$12,554.65	Actual Income YTD	\$12,430.94			Variance Income YTD	(\$123.71)			Per homeowner (est)	(\$26.38)
Budgeted Expenses YTD	\$8,393.55	Actual Expenses YTD	\$11,211.57			Variance Expenses YTD	(\$2,818.02)				
						Cumulative Variance YTD	(\$2,941.73)				
			Budgeted Expense			Expense Item		Actual Expense	Actual Variance		
			\$1,213.75			AES/DPL (est-act)		\$1,307.01	(\$93.26)		
			\$1,277.54			GCSE (est-act)		\$1,078.74	\$198.80		
			\$2,829.53			Mowing (est-act)		\$2,808.79	\$20.74		
			\$135.								

Windemere Homeowners Association 2026 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
		Budgeted Income				Income Item	Actual Income		Actual Variance		
		<u>\$12,540.00</u>				Fees (est-act)	\$12,375.00		(\$165.00)		
		\$0.00				Late Fee (est-act)	\$40.00		\$40.00		
		\$3.90				Checking Interest (est-act)	\$3.52		(\$0.38)		
		<u>\$12.02</u>				Saving Interest (est-act)	\$13.69		\$1.67		
		<u>\$12,555.92</u>				Total Income Variance	\$12,432.21		(\$123.71)		
						Total Variance (Income + Expenses)					(\$2,870.85)