

WOODHILL HOMEOWNERS ASSOCIATION MEETING

Ogden Payson Office – 405 S. Beeline Hwy, Ste. D
Friday, November 14, 2025
4:30 p.m.

<https://us06web.zoom.us/j/86707524847?pwd=qQiieL9mQAoimBVPiUCa7RDRPnDjaX.1>

Meeting ID: 867 0752 4847
Passcode: 289983

CALL TO ORDER & ROLL CALL:

SECRETARY'S REPORT

- Review/Approval of Meeting Minutes August 15, 2025

TREASURER'S REPORT

- Review & Acceptance of Treasurer's Report
- Financials from July - September, 2025.

ARCHITECTURAL COMMITTEE REPORT

- Update/Approvals from ACC

OLD BUSINESS

NEW BUSINESS

- Review of Ballot for Upcoming Elections
- Introduction of Candidates
- 2026 Budget
- Lease/Rent Enforcement Policy
- 2026 Meeting Dates

HOMEOWNER'S OPEN FLOOR DISCUSSION

- Try to limit to 3-5 minutes per member to address homeowner concerns

ADJOURNMENT – Adjourn to Executive Session

EXECUTIVE SESSION - (this is a closed session)

The Board will be meeting in executive session following the open portion of the Board meeting. Although attendance at the executive session is restricted to the Board (members are not permitted to attend), Arizona law requires that members be informed of executive session meetings. The Board may be meeting in executive session to address:

- Legal advice from an attorney for the Board or the Association. See A.R.S. §33-1804(A)(1).
- Pending or contemplated litigation. See A.R.S. §33-1804(A)(2).
- Matters relating to personal, health or financial information about an individual member of the association, an individual employee of the association or an individual employee of a contractor for the association. See A.R.S. §33-1804(A)(3).

WOODHILL HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

August 15, 2025

CALL TO ORDER Lee Schneider called the meeting to order at 4:30 p.m. The following additional Board Members were present: Paul Glaze, Hugo Segletes, Jason Fogel (via zoom).

Representing Ogden & Co. (Management Company) – Melissa Glinzak

MINUTES

MOTION made by Paul Glaze, seconded by Hugo Segletes to approve the May 2, 2025, minutes as presented. The Motion carried unanimously.

TREASURER REPORT

FINANCIALS: The financial reports for April through June were presented by Hugo Segletes, including the Edward Jones investment statements. Current operating account balance is \$6,041.48. Reserve is \$16,004.47 and Edward Jones account is \$38,125.92, bringing total assets to \$60,171.87. Budgeted income was \$478.01, but actual income was \$1,717.68. Expenses were reported at \$3,373.50, which exceeds the budgeted amount of \$1,668.55. Major expenses include legal fees exceeding the budget by \$150, office-related costs, and an increase in insurance premiums. Year-to-date income totals \$20,179.35 with expenses at \$12,799.04, resulting in a net position of \$7,380.31.

ARC REPORT

The committee processed 19 requests this quarter, all of which were approved. The committee discussed updating the color palette to include birch white and slate gray to accommodate recent requests. The board unanimously approved these additions to the palette.

- 910 W. Country Lane – Fence replacement
- 504 N. Blue Spruce Road – Garage door revision
- 500 N. Oak Ridge Road – Screen in back patio
- 926 W. Country Lane – Repaint home/color change
- 608 N. Wilderness Trail – Addition of a shed (to match house) and replacement of roof (color to stay the same)
- 610 N. Wilderness Trail – Revision of exterior (new paint colors, new stone, new pavers, new decking, new landscaping)
- 913 W. Country Lane – Replacement of chain link with wood fence
- 504 N. Blue Spruce Road – Repainting home
- 604 N. Wilderness Trail – Roof Replacement
- 502 N. Boulder Ridge Road – Repaint home (same colors)
- 501 N. Blue Spruce Road – Repaint home
- 915 W. Country Lane – Roof replacement (same color)
- 611 N. Boulder Ridge Road – Wood fence at front of home
- 830 W. Sherwood Drive – Paint home (change color)
- 714 N. Foxhill Circle – Paint home (change color) and replace windows

The committee discussed updating the trim color palette to include birch white and slate gray to accommodate recent requests.

A motion was made by Hugo Segletes to add birch white and slate gray to the approved trim color palette.

Jason Fogel seconded.

Motion passed unanimously. Both colors will be added to the trim palette only both online and at Payson Paint.

OLD BUSINESS

None.

NEW BUSINESS:

UPCOMING BOARD ELECTIONS: Three positions on the board will be up for election this year. The solicitation for nominations will be sent to homeowners via email, and voting will occur in November. The board encourages participation.

OPEN FORUM:

A question was raised by a new owner regarding the use of a management company and wanting to keep the dues low. It was explained that the goal of the Board is to keep the dues low while ensuring that property values stay high, which is why a management company is involved. They handle the day to day and keep the animosity between neighbors down by not having neighbors policing other neighbors and Ogden also makes sure that the money is safe and handled appropriately.

There being no further business, the meeting was adjourned at 5:14 p.m.

Respectfully submitted,

Jason Fogel, Secretary
Woodhill HOA Board of Directors

Melissa Glinzak, CAAM, MBA
Ogden & Co. Inc.

Woodhill HOA – Treasurer’s Report
Board Meeting – November 15, 2025

 **Current Balances (as of November 10, 2025)**

Account	Balance
Operating	\$1,678.72
Reserve	\$32,516.92
Other	\$22,567.60 ** <i>TOTAL</i> ** ** \$56,763.24**

 **Monthly Snapshot – 9/30/2025**

Category	Budgeted	Actual	Variance
Income	\$478.01	\$188.15	-289.86
Expenses	\$1668.54	1737.03	-68.49

Quick Notes:

-  19 homeowners past due on assessments; 1 past due account collected through legal efforts
-  Office Admin over budget due to increase in postage as well as cost for Board meeting printing packets and increase in postage fees for mailing but management fees are under budget
-  Insurance over budget due to increase in premium

 **Year-to-Date – 9/30/2025**

- **Income:** \$21,703.27 *on track*
- **Expenses:** \$18,735.36 *slightly behind track* (\$682.16 *over budget*)
- **Net Position:** \$-704.98 deficit

 **Reserve Fund – 9/30/2025**

- **Balance:** \$54,138.70
- **Interest collected to date:** \$53,000 invested, interest is \$1138.70

Delinquencies

- **Total:** \$2,399 – 20 owners
- **Status:** Late notices sent; 2 in collections; 1 paid through the attorney in October

Upcoming

- Insurance renewal in February
- Reserve funds being moved from Edward Jones to First Citizens Bank
- Prepaid Assessments - \$1478.05

Prepared by: Melissa Glinzak for Hugo Segletes

Woodhill Homeowners Association

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Balance Sheet as of 7/31/2025

Assets	Operating	Reserve	Total
Assets			
1000 - Operating Account	\$6,303.48		\$6,303.48
1010 - Reserve Cash		\$16,004.47	\$16,004.47
1012 - Edward Jones 27782-1-8 MF	\$5,293.75	\$832.17	\$6,125.92
1013 - Edward Jones CDs		\$32,000.00	\$32,000.00
Total Assets	\$11,597.23	\$48,836.64	\$60,433.87
Total Assets	\$11,597.23	\$48,836.64	\$60,433.87
Liabilities / Equity	Operating	Reserve	Total
Equity			
3501 - Retained Earnings	\$5,203.19	\$48,645.84	\$53,849.03
3615 - Net Income (Loss)	\$6,394.02	\$190.80	\$6,584.82
Total Equity	\$11,597.21	\$48,836.64	\$60,433.85
Total Liabilities / Equity	\$11,597.21	\$48,836.64	\$60,433.85

Woodhill Homeowners Association

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Operating Income								
Income								
4010 - Assessment Income	623.00	-	623.00	17,980.05	17,424.00	556.05	17,424.00	
4040 - Legal/Collection Reimbursement	10.00	-	10.00	305.00	-	305.00	-	
4401 - Late Fee Income	-	25.00	(25.00)	265.00	175.00	90.00	300.00	
4402 - Fines/Violations	-	4.17	(4.17)	750.00	29.19	720.81	50.00	
4410 - Other Income	100.00	200.00	(100.00)	1,550.00	1,400.00	150.00	2,400.00	
4421 - Interest Income - Operating	32.49	166.67	(134.18)	94.79	1,166.69	(1,071.90)	2,000.00	
4998 - Reserve Subsidy	-	82.17	(82.17)	-	575.19	(575.19)	986.00	
Total Income	765.49	478.01	287.48	20,944.84	20,770.07	174.77	23,160.00	
Total Income	765.49	478.01	287.48	20,944.84	20,770.07	174.77	23,160.00	
Operating Expense								
Expense								
5011 - Drainage Easement Maintenance	-	450.00	450.00	2,700.00	3,150.00	450.00	5,400.00	
5701 - Legal	-	83.33	83.33	650.00	583.31	(66.69)	1,000.00	
5708 - Office Admin Printing and Postage	112.21	95.83	(16.38)	1,640.69	670.81	(969.88)	1,150.00	
5717 - Shredding	-	-	-	-	200.00	200.00	200.00	
5727 - Website	81.05	58.33	(22.72)	173.21	408.31	235.10	700.00	
5729 - Meeting Expense	-	-	-	-	800.00	800.00	900.00	
5730 - Miscellaneous	-	8.33	8.33	-	58.31	58.31	100.00	
5800 - Management Fees	900.00	972.73	72.73	6,550.00	6,986.37	436.37	11,850.00	
5802 - Taxes Licenses	60.00	-	(60.00)	110.00	60.00	(50.00)	60.00	
5804 - Insurance Premium	598.52	-	(598.52)	2,726.92	1,800.00	(926.92)	1,800.00	
Total Expense	1,751.78	1,668.55	(83.23)	14,550.82	14,717.11	166.29	23,160.00	
Total Expense	1,751.78	1,668.55	(83.23)	14,550.82	14,717.11	166.29	23,160.00	
Operating Net Total	(986.29)	(1,190.54)	204.25	6,394.02	6,052.96	341.06	-	

Woodhill Homeowners Association

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
Expense								
7010 - Reserve Interest	2.31	-	2.31	190.80	-	190.80	-	
Total Expense	2.31	-	2.31	190.80	-	190.80	-	
Total Income	2.31	-	2.31	190.80	-	190.80	-	
Reserve Net Total	2.31	-	2.31	190.80	-	190.80	-	
Net Total	(983.98)	(1,190.54)	206.56	6,584.82	6,052.96	531.86	-	

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 7/31/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Income													
4010 - Assessment Income	13,068	1,276	880	440	176	1,517	623	-	-	-	-	-	17,980
4040 - Legal/Collection Reimbursement	-	-	80	30	185	-	10	-	-	-	-	-	305
4401 - Late Fee Income	-	-	110	110	45	-	-	-	-	-	-	-	265
4402 - Fines/Violations	-	-	-	750	-	-	-	-	-	-	-	-	750
4410 - Other Income	100	300	100	450	300	200	100	-	-	-	-	-	1,550
4421 - Interest Income - Operating	1	18	22	21	1	32	-	-	-	-	-	-	95
Total Income	13,168	1,577	1,188	1,802	727	1,718	765	-	-	-	-	-	20,945
Total Income	13,168	1,577	1,188	1,802	727	1,718	765	-	-	-	-	-	20,945
Operating Expense													
Expense													
5011 - Drainage Easement Maintenance	450	450	450	450	-	900	-	-	-	-	-	-	2,700
5701 - Legal	-	-	-	220	-	430	-	-	-	-	-	-	650
5708 - Office Admin Printing and Postage	100	-	-	285	-	1,144	112	-	-	-	-	-	1,641
5727 - Website	-	-	-	92	-	-	81	-	-	-	-	-	173
5800 - Management Fees	1,150	900	900	900	900	900	900	-	-	-	-	-	6,550
5802 - Taxes Licenses	50	-	-	-	-	-	60	-	-	-	-	-	110
5804 - Insurance Premium	-	-	-	2,128	-	-	599	-	-	-	-	-	2,727
Total Expense	1,750	1,350	1,350	4,075	900	3,374	1,752	-	-	-	-	-	14,551
Total Expense	1,750	1,350	1,350	4,075	900	3,374	1,752	-	-	-	-	-	14,551
Operating Net Total	\$11,418	\$227	(\$162)	(\$2,274)	(\$173)	(\$1,656)	(\$986)	-	-	-	-	-	\$6,394

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 7/31/2025

Expense	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
7010 - Reserve Interest	1	-	-	-	186	2	2	-	-	-	-	-	191
Total Expense	1	-	-	-	186	2	2	-	-	-	-	-	191
Total Income	1	-	-	-	186	2	2	-	-	-	-	-	191
Reserve Net Total	\$1	-	-	-	\$186	\$2	\$2	-	-	-	-	-	\$191
Net Total	\$11,419	\$227	(\$162)	(\$2,274)	\$13	(\$1,654)	(\$384)	-	-	-	-	-	\$6,585

Woodhill Homeowners Association

Balance Sheet as of 8/31/2025

Assets	Operating	Reserve	Total
Assets			
1000 - Operating Account	\$4,425.25		\$4,425.25
1010 - Reserve Cash		\$32,508.24	\$32,508.24
1012 - Edward Jones 27782-1-8 MF	\$5,293.75	(\$15,667.83)	(\$10,374.08)
1013 - Edward Jones CDs		\$32,000.00	\$32,000.00
Total Assets	\$9,719.00	\$48,840.41	\$58,559.41
Total Assets	\$9,719.00	\$48,840.41	\$58,559.41
Liabilities / Equity	Operating	Reserve	Total
Equity			
3501 - Retained Earnings	\$5,203.19	\$48,645.84	\$53,849.03
3615 - Net Income (Loss)	\$4,515.79	\$194.57	\$4,710.36
Total Equity	\$9,718.98	\$48,840.41	\$58,559.39
Total Liabilities / Equity	\$9,718.98	\$48,840.41	\$58,559.39

Woodhill Homeowners Association

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Operating Income								
Income								
4010 - Assessment Income	230.00	-	230.00	18,210.05	17,424.00	786.05	17,424.00	
4040 - Legal/Collection Reimbursement	(10.00)	-	(10.00)	295.00	-	295.00	-	
4401 - Late Fee Income	-	25.00	(25.00)	265.00	200.00	65.00	300.00	
4402 - Fines/Violations	(50.00)	4.17	(54.17)	700.00	33.36	666.64	50.00	
4410 - Other Income	400.00	200.00	200.00	1,950.00	1,600.00	350.00	2,400.00	
4421 - Interest Income - Operating	.28	166.67	(166.39)	95.07	1,333.36	(1,238.29)	2,000.00	
4998 - Reserve Subsidy	-	82.17	(82.17)	-	657.36	(657.36)	986.00	
Total Income	570.28	478.01	92.27	21,515.12	21,248.08	267.04	23,160.00	
Total Income	570.28	478.01	92.27	21,515.12	21,248.08	267.04	23,160.00	
Operating Expense								
Expense								
5011 - Drainage Easement Maintenance	900.00	450.00	(450.00)	3,600.00	3,600.00	-	5,400.00	
5701 - Legal	250.00	83.33	(166.67)	900.00	666.64	(233.36)	1,000.00	
5708 - Office Admin Printing and Postage	98.51	95.83	(2.68)	1,739.20	766.64	(972.56)	1,150.00	
5717 - Shredding	-	-	-	-	200.00	200.00	200.00	
5727 - Website	-	58.33	58.33	173.21	466.64	293.43	700.00	
5729 - Meeting Expense	-	-	-	-	800.00	800.00	900.00	
5730 - Miscellaneous	300.00	8.33	(291.67)	300.00	66.64	(233.36)	100.00	
5800 - Management Fees	900.00	972.73	72.73	7,450.00	7,959.10	509.10	11,850.00	
5802 - Taxes Licenses	-	-	-	110.00	60.00	(50.00)	60.00	
5804 - Insurance Premium	-	-	-	2,726.92	1,800.00	(926.92)	1,800.00	
Total Expense	2,448.51	1,668.55	(779.96)	16,999.33	16,385.66	(613.67)	23,160.00	
Total Expense	2,448.51	1,668.55	(779.96)	16,999.33	16,385.66	(613.67)	23,160.00	
Operating Net Total	(1,878.23)	(1,190.54)	(687.69)	4,515.79	4,862.42	(346.63)	-	

Woodhill Homeowners Association

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
Expense								
7010 - Reserve Interest	3.77	-	3.77	194.57	-	194.57	-	
Total Expense	3.77	-	3.77	194.57	-	194.57	-	
Total Income	3.77	-	3.77	194.57	-	194.57	-	
Reserve Net Total	3.77	-	3.77	194.57	-	194.57	-	
Net Total	(1,874.46)	(1,190.54)	(683.92)	4,710.36	4,862.42	(152.06)	-	

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 8/31/2025

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income														
Income		13,068	1,276	880	440	176	1,517	623	230	-	-	-	-	18,210
4010 - Assessment Income	-	-	80	30	185	-	10	(10)	-	-	-	-	-	295
4040 - Legal/Collection Reimbursement	-	-	110	110	45	-	-	-	-	-	-	-	-	265
4401 - Late Fee Income	-	-	-	-	750	-	-	(50)	-	-	-	-	-	700
4402 - Fines/Violations	-	100	300	100	450	300	200	100	400	-	-	-	-	1,950
4410 - Other Income	1	18	22	21	1	32	-	-	-	-	-	-	-	95
4421 - Interest Income - Operating														
Total Income	13,168	1,577	1,188	1,802	727	1,718	765	570	-	-	-	-	-	21,515
Total Income	13,168	1,577	1,188	1,802	727	1,718	765	570	-	-	-	-	-	21,515

Operating Expense

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Expense														
Expense		450	450	450	450	-	900	-	900	-	-	-	-	3,600
5011 - Drainage Easement Maintenance	-	-	-	220	-	430	-	250	-	-	-	-	-	900
5701 - Legal	-	-	-	-	285	-	1,144	112	99	-	-	-	-	1,739
5708 - Office Admin Printing and Postage	100	-	-	-	-	92	-	81	-	-	-	-	-	173
5727 - Website	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5730 - Miscellaneous	-	-	-	-	-	-	-	-	300	-	-	-	-	300
5800 - Management Fees	1,150	900	900	900	900	900	900	900	900	-	-	-	-	7,450
5802 - Taxes Licenses	50	-	-	-	-	-	-	60	-	-	-	-	-	110
5804 - Insurance Premium	-	-	-	-	2,128	-	-	599	-	-	-	-	-	2,727
Total Expense	1,750	1,350	1,350	4,075	900	3,374	1,752	2,449	-	-	-	-	-	16,999
Total Expense	1,750	1,350	1,350	4,075	900	3,374	1,752	2,449	-	-	-	-	-	16,999
Operating Net Total	\$11,418	\$227	(\$162)	(\$2,274)	(\$173)	(\$1,656)	(\$986)	(\$1,878)	-	-	-	-	-	\$4,516

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 8/31/2025

Expense	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
7010 - Reserve Interest	1	-	-	-	186	2	2	4	-	-	-	-	195
Total Expense	1	-	-	-	186	2	2	4	-	-	-	-	195
Total Income	1	-	-	-	186	2	2	4	-	-	-	-	195
Reserve Net Total	\$1	-	-	-	\$186	\$2	\$2	\$4	-	-	-	-	\$195
Net Total	\$11,419	\$227	(\$162)	(\$2,274)	\$13	(\$1,654)	(\$384)	(\$1,874)	-	-	-	-	\$4,710

Woodhill Homeowners Association

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Balance Sheet as of 9/30/2025

Assets	Operating	Reserve	Total
Assets			
1000 - Operating Account	\$2,876.37		\$2,876.37
1010 - Reserve Cash		\$32,512.78	\$32,512.78
1012 - Edward Jones 27782-1-8 MF	\$5,293.75	(\$15,667.83)	(\$10,374.08)
1013 - Edward Jones CDs		\$32,000.00	\$32,000.00
Total Assets	\$8,170.12	\$48,844.95	\$57,015.07
Total Assets	\$8,170.12	\$48,844.95	\$57,015.07
Liabilities / Equity	Operating	Reserve	Total
Equity			
3501 - Retained Earnings	\$5,203.19	\$48,645.84	\$53,849.03
3615 - Net Income (Loss)	\$2,966.91	\$199.11	\$3,166.02
Total Equity	\$8,170.10	\$48,844.95	\$57,015.05
Total Liabilities / Equity	\$8,170.10	\$48,844.95	\$57,015.05

Woodhill Homeowners Association

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Operating Income								
Income								
4010 - Assessment Income	88.00	-	88.00	18,298.05	17,424.00	874.05	17,424.00	
4040 - Legal/Collection Reimbursement	-	-	-	295.00	-	295.00	-	
4401 - Late Fee Income	-	25.00	(25.00)	265.00	225.00	40.00	300.00	
4402 - Fines/Violations	-	4.17	(4.17)	700.00	37.53	662.47	50.00	
4410 - Other Income	100.00	200.00	(100.00)	2,050.00	1,800.00	250.00	2,400.00	
4421 - Interest Income - Operating	.15	166.67	(166.52)	95.22	1,500.03	(1,404.81)	2,000.00	
4998 - Reserve Subsidy	-	82.17	(82.17)	-	739.53	(739.53)	986.00	
Total Income	188.15	478.01	(289.86)	21,703.27	21,726.09	(22.82)	23,160.00	
Total Income	188.15	478.01	(289.86)	21,703.27	21,726.09	(22.82)	23,160.00	
Operating Expense								
Expense								
5011 - Drainage Easement Maintenance	-	450.00	450.00	3,600.00	4,050.00	450.00	5,400.00	
5701 - Legal	-	83.33	83.33	900.00	749.97	(150.03)	1,000.00	
5708 - Office Admin Printing and Postage	238.51	95.83	(142.68)	1,977.71	862.47	(1,115.24)	1,150.00	
5717 - Shredding	-	-	-	-	200.00	200.00	200.00	
5727 - Website	-	58.33	58.33	173.21	524.97	351.76	700.00	
5729 - Meeting Expense	-	-	-	-	800.00	800.00	900.00	
5730 - Miscellaneous	-	8.33	8.33	300.00	74.97	(225.03)	100.00	
5800 - Management Fees	900.00	972.72	72.72	8,350.00	8,931.82	581.82	11,850.00	
5802 - Taxes Licenses	-	-	-	110.00	60.00	(50.00)	60.00	
5804 - Insurance Premium	598.52	-	(598.52)	3,325.44	1,800.00	(1,525.44)	1,800.00	
Total Expense	1,737.03	1,668.54	(68.49)	18,736.36	18,054.20	(682.16)	23,160.00	
Total Expense	1,737.03	1,668.54	(68.49)	18,736.36	18,054.20	(682.16)	23,160.00	
Operating Net Total	(1,548.88)	(1,190.53)	(358.35)	2,966.91	3,671.89	(704.98)	-	

Woodhill Homeowners Association

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
Reserve Income								
Expense								
7010 - Reserve Interest	4.54	-	4.54	199.11	-	199.11	-	
Total Expense	4.54	-	4.54	199.11	-	199.11	-	
Total Income	4.54	-	4.54	199.11	-	199.11	-	
Reserve Net Total	4.54	-	4.54	199.11	-	199.11	-	
Net Total	(1,544.34)	(1,190.53)	(353.81)	3,166.02	3,671.89	(505.87)	-	

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 9/30/2025

Operating Income		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income														
4010 - Assessment Income		13,068	1,276	880	440	176	1,517	623	230	88	-	-	-	18,298
4040 - Legal/Collection Reimbursement		-	-	80	30	185	-	10	(10)	-	-	-	-	295
4401 - Late Fee Income		-	-	110	110	45	-	-	-	-	-	-	-	265
4402 - Fines/Violations		-	-	-	750	-	-	-	(50)	-	-	-	-	700
4410 - Other Income		100	300	100	450	300	200	100	400	100	-	-	-	2,050
4421 - Interest Income - Operating		1	18	22	21	1	32	-	-	-	-	-	-	95
Total Income		13,168	1,577	1,188	1,802	727	1,718	765	570	188	-	-	-	21,703
Total Income		13,168	1,577	1,188	1,802	727	1,718	765	570	188	-	-	-	21,703

Operating Expense

Operating Expense		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Expense														
5011 - Drainage Easement Maintenance		450	450	450	450	-	900	-	900	-	-	-	-	3,600
5701 - Legal		-	-	-	220	-	430	-	250	-	-	-	-	900
5708 - Office Admin Printing and Postage		100	-	-	285	-	1,144	112	99	239	-	-	-	1,978
5727 - Website		-	-	-	92	-	-	81	-	-	-	-	-	173
5730 - Miscellaneous		-	-	-	-	-	-	-	300	-	-	-	-	300
5800 - Management Fees		1,150	900	900	900	900	900	900	900	900	-	-	-	8,350
5802 - Taxes, Licenses		50	-	-	-	-	-	60	-	-	-	-	-	110
5804 - Insurance Premium		-	-	-	2,128	-	-	599	-	599	-	-	-	3,325
Total Expense		1,750	1,350	1,350	4,075	900	3,374	1,752	2,449	1,737	-	-	-	18,736
Total Expense		1,750	1,350	1,350	4,075	900	3,374	1,752	2,449	1,737	-	-	-	18,736
Operating Net Total		\$11,418	\$227	(\$162)	(\$2,274)	(\$173)	(\$1,656)	(\$986)	(\$1,878)	(\$1,549)	-	-	-	\$2,967

Woodhill Homeowners Association

Summary Statement of Revenues and Expenses For 9/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Reserve Income													
Expense													
7010 - Reserve Interest	1	-	-	-	186	2	2	4	5	-	-	-	199
Total Expense	1	-	-	-	186	2	2	4	5	-	-	-	199
Total Income	1	-	-	-	186	2	2	4	5	-	-	-	199
Reserve Net Total	\$1	-	-	-	\$186	\$2	\$2	\$4	\$5	-	-	-	\$199
Net Total	\$11,419	\$227	(\$162)	(\$2,274)	\$13	(\$1,654)	(\$984)	(\$1,874)	(\$1,544)	-	-	-	\$3,166