

WOODSIDE H.O.A.
Balance Sheet
As of 02/28/25

ASSETS

Valley National Bank Operating \$	119,724.10	
Valley National Bank Reserve	198,780.59	
Valley National Bank Sec Dep	35,780.00	
Fidelity Investments	858,032.68	
Accounts Receivable	39,168.36	
TOTAL ASSETS		\$ 1,251,485.73

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$ 42,156.46	
Lease Deposits	36,280.00	
Subtotal Current Liab.		\$ 78,436.46

RESERVES:

Reserves - Painting	\$ 20,000.54	
Reserves - Pavement	561,279.97	
Reserves -Betterment & Improve	320,668.54	
Reserves - Cable Income	63,719.49	
Reserve Interest	91,144.73	
Subtotal Reserves		\$ 1,056,813.27

EQUITY:

Prior Year Net Inc./Loss	\$ 112,612.30	
Current Year Net Income/(Loss)	3,623.70	
Subtotal Equity		\$ 116,236.00
TOTAL LIABILITIES & EQUITY		\$ 1,251,485.73

WOODSIDE H.O.A.
Income/Expense Statement
Period: 02/01/25 to 02/28/25

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06310 Maintenance Income	39,390.00	39,390.00	.00	78,780.00	78,780.00	.00	472,680.00
06315 Cash Surplus	.00	2,929.16	(2,929.16)	.00	5,858.32	(5,858.32)	35,150.00
06320 Application Fee	200.00	.00	200.00	200.00	.00	200.00	.00
06340 Late Fee Income	970.00	.00	970.00	970.00	.00	970.00	.00
06360 Gate Opener Income	20.00	.00	20.00	60.00	.00	60.00	.00
06380 Owner Admin. Fees Income	250.00	.00	250.00	250.00	.00	250.00	.00
Subtotal Income	40,830.00	42,319.16	(1,489.16)	80,260.00	84,638.32	(4,378.32)	507,830.00
EXPENSES							
General & Administrative							
07010 Management Fees	2,486.75	2,486.75	.00	4,973.50	4,973.50	.00	29,841.00
07020 Accounting Fees	.00	164.58	164.58	.00	329.16	329.16	1,975.00
07160 Legal Fees	.00	416.66	416.66	.00	833.32	833.32	5,000.00
07282 Insurance Multi-Peril	13,474.59	1,583.33	(11,891.26)	13,474.59	3,166.66	(10,307.93)	19,000.00
07320 Administration Expenses	815.80	375.00	(440.80)	1,010.05	750.00	(260.05)	4,500.00
07445 Annual Corp. Report	.00	5.16	5.16	61.25	10.32	(50.93)	62.00
07990 Bad Debt Expense	.00	208.33	208.33	.00	416.66	416.66	2,500.00
General & Administrative	16,777.14	5,239.81	(11,537.33)	19,519.39	10,479.62	(9,039.77)	62,878.00
Site Improvement							
08510 Landscaping	.00	2,083.33	2,083.33	.00	4,166.66	4,166.66	25,000.00
08520 Trees Trimming	.00	1,500.00	1,500.00	.00	3,000.00	3,000.00	18,000.00
08530 Hurricane Expense	.00	416.66	416.66	.00	833.32	833.32	5,000.00
Site Improvement	.00	3,999.99	3,999.99	.00	7,999.98	7,999.98	48,000.00
Utilities							
08910 Electricity	554.25	500.00	(54.25)	1,072.59	1,000.00	(72.59)	6,000.00
08930 Water & Sewer	166.23	83.33	(82.90)	372.85	166.66	(206.19)	1,000.00
08990 Guardhouse Telephone	299.33	266.66	(32.67)	572.00	533.32	(38.68)	3,200.00
Utilities	1,019.81	849.99	(169.82)	2,017.44	1,699.98	(317.46)	10,200.00
Maintenance							
09005 Repairs & Maintenance	.00	2,083.33	2,083.33	638.69	4,166.66	3,527.97	25,000.00
Maintenance	.00	2,083.33	2,083.33	638.69	4,166.66	3,527.97	25,000.00
Contract Services							
09610 Lawn Service	2,400.00	2,500.00	100.00	4,800.00	5,000.00	200.00	30,000.00
09645 Irrigation Repair	.00	458.33	458.33	.00	916.66	916.66	5,500.00
09650 Security Guard Service	11,993.07	16,975.00	4,981.93	32,646.98	33,950.00	1,303.02	203,700.00
09656 Gate Repair	.00	483.33	483.33	.00	966.66	966.66	5,800.00
09665 Fountain Maintenance	.00	583.33	583.33	.00	1,166.66	1,166.66	7,000.00
09750 Pest Control - Lawn	.00	333.33	333.33	280.80	666.66	385.86	4,000.00
09850 Janitorial Services	441.00	666.66	225.66	441.00	1,333.32	892.32	8,000.00

Period: 02/01/25 to 02/28/25

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Contract Services		14,834.07	21,999.98	7,165.91	38,168.78	43,999.96	5,831.18	264,000.00
Reserves								
09910	Reserves - Better & Improve	2,916.66	2,916.66	.00	5,833.32	5,833.32	.00	35,000.00
09915	Reserves - Pavement	5,229.34	5,229.33	(.01)	10,458.68	10,458.66	(.02)	62,752.00
Reserves		8,146.00	8,145.99	(.01)	16,292.00	16,291.98	(.02)	97,752.00
TOTAL EXPENSES		40,777.02	42,319.09	1,542.07	76,636.30	84,638.18	8,001.88	507,830.00
CURRENT YEAR NET INCOME/(LOSS		52.98	.07	52.91	3,623.70	.14	3,623.56	.00