

WOODSIDE H.O.A.

Balance Sheet

As of 03/31/25

ASSETS

|                                   |            |                 |
|-----------------------------------|------------|-----------------|
| Valley National Bank Operating \$ | 99,398.58  |                 |
| Valley National Bank Reserve      | 207,315.42 |                 |
| Valley National Bank Sec Dep      | 35,780.00  |                 |
| Fidelity Investments              | 860,498.15 |                 |
| Accounts Receivable               | 38,675.38  |                 |
|                                   |            |                 |
| TOTAL ASSETS                      |            | \$ 1,241,667.53 |

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

|                           |              |  |
|---------------------------|--------------|--|
| Prepaid Owner Assessments | \$ 43,295.46 |  |
| Lease Deposits            | 36,280.00    |  |

|                        |  |              |
|------------------------|--|--------------|
| Subtotal Current Liab. |  | \$ 79,575.46 |
|------------------------|--|--------------|

RESERVES:

|                                |              |  |
|--------------------------------|--------------|--|
| Reserves - Painting            | \$ 20,000.54 |  |
| Reserves - Pavement            | 564,196.64   |  |
| Reserves -Betterment & Improve | 325,897.87   |  |
| Reserves - Cable Income        | 63,719.49    |  |
| Reserve Interest               | 93,999.03    |  |

|                   |  |                 |
|-------------------|--|-----------------|
| Subtotal Reserves |  | \$ 1,067,813.57 |
|-------------------|--|-----------------|

EQUITY:

|                                |               |  |
|--------------------------------|---------------|--|
| Prior Year Net Inc./Loss       | \$ 112,357.30 |  |
| Current Year Net Income/(Loss) | (18,078.80)   |  |

|                 |  |              |
|-----------------|--|--------------|
| Subtotal Equity |  | \$ 94,278.50 |
|-----------------|--|--------------|

|                            |  |                 |
|----------------------------|--|-----------------|
| TOTAL LIABILITIES & EQUITY |  | \$ 1,241,667.53 |
|----------------------------|--|-----------------|

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**WOODSIDE H.O.A.**  
Income/Expense Statement  
Period: 03/01/25 to 03/31/25

| Description                         |                          | Actual    | Current Period<br>Budget | Variance    | Actual     | Year-To-Date<br>Budget | Variance    | Yearly<br>Budget |
|-------------------------------------|--------------------------|-----------|--------------------------|-------------|------------|------------------------|-------------|------------------|
| <b>INCOME:</b>                      |                          |           |                          |             |            |                        |             |                  |
| 06310                               | Maintenance Income       | 39,640.00 | 39,390.00                | 250.00      | 118,420.00 | 118,170.00             | 250.00      | 472,680.00       |
| 06315                               | Cash Surplus             | .00       | 2,929.16                 | (2,929.16)  | .00        | 8,787.48               | (8,787.48)  | 35,150.00        |
| 06320                               | Application Fee          | .00       | .00                      | .00         | 200.00     | .00                    | 200.00      | .00              |
| 06340                               | Late Fee Income          | 350.00    | .00                      | 350.00      | 1,320.00   | .00                    | 1,320.00    | .00              |
| 06360                               | Gate Opener Income       | 329.00    | .00                      | 329.00      | 389.00     | .00                    | 389.00      | .00              |
| 06380                               | Owner Admin. Fees Income | 1,000.00  | .00                      | 1,000.00    | 1,250.00   | .00                    | 1,250.00    | .00              |
|                                     | Subtotal Income          | 41,319.00 | 42,319.16                | (1,000.16)  | 121,579.00 | 126,957.48             | (5,378.48)  | 507,830.00       |
| <b>EXPENSES</b>                     |                          |           |                          |             |            |                        |             |                  |
| <b>General &amp; Administrative</b> |                          |           |                          |             |            |                        |             |                  |
| 07010                               | Management Fees          | 2,486.75  | 2,486.75                 | .00         | 7,460.25   | 7,460.25               | .00         | 29,841.00        |
| 07020                               | Accounting Fees          | .00       | 164.58                   | 164.58      | .00        | 493.74                 | 493.74      | 1,975.00         |
| 07160                               | Legal Fees               | .00       | 416.66                   | 416.66      | .00        | 1,249.98               | 1,249.98    | 5,000.00         |
| 07282                               | Insurance Multi-Peril    | 6,976.00  | 1,583.33                 | (5,392.67)  | 20,450.59  | 4,749.99               | (15,700.60) | 19,000.00        |
| 07320                               | Administration Expenses  | 509.16    | 375.00                   | (134.16)    | 1,519.21   | 1,125.00               | (394.21)    | 4,500.00         |
| 07445                               | Annual Corp. Report      | .00       | 5.16                     | 5.16        | 61.25      | 15.48                  | (45.77)     | 62.00            |
| 07990                               | Bad Debt Expense         | .00       | 208.33                   | 208.33      | .00        | 624.99                 | 624.99      | 2,500.00         |
|                                     | General & Administrative | 9,971.91  | 5,239.81                 | (4,732.10)  | 29,491.30  | 15,719.43              | (13,771.87) | 62,878.00        |
| <b>Site Improvement</b>             |                          |           |                          |             |            |                        |             |                  |
| 08510                               | Landscaping              | .00       | 2,083.33                 | 2,083.33    | .00        | 6,249.99               | 6,249.99    | 25,000.00        |
| 08520                               | Trees Trimming           | 895.00    | 1,500.00                 | 605.00      | 895.00     | 4,500.00               | 3,605.00    | 18,000.00        |
| 08530                               | Hurricane Expense        | .00       | 416.66                   | 416.66      | .00        | 1,249.98               | 1,249.98    | 5,000.00         |
|                                     | Site Improvement         | 895.00    | 3,999.99                 | 3,104.99    | 895.00     | 11,999.97              | 11,104.97   | 48,000.00        |
| <b>Utilities</b>                    |                          |           |                          |             |            |                        |             |                  |
| 08910                               | Electricity              | 497.70    | 500.00                   | 2.30        | 1,570.29   | 1,500.00               | (70.29)     | 6,000.00         |
| 08930                               | Water & Sewer            | 131.49    | 83.33                    | (48.16)     | 504.34     | 249.99                 | (254.35)    | 1,000.00         |
| 08990                               | Guardhouse Telephone     | 299.47    | 266.66                   | (32.81)     | 871.47     | 799.98                 | (71.49)     | 3,200.00         |
|                                     | Utilities                | 928.66    | 849.99                   | (78.67)     | 2,946.10   | 2,549.97               | (396.13)    | 10,200.00        |
| <b>Maintenance</b>                  |                          |           |                          |             |            |                        |             |                  |
| 09005                               | Repairs & Maintenance    | 12,500.60 | 2,083.33                 | (10,417.27) | 13,139.29  | 6,249.99               | (6,889.30)  | 25,000.00        |
|                                     | Maintenance              | 12,500.60 | 2,083.33                 | (10,417.27) | 13,139.29  | 6,249.99               | (6,889.30)  | 25,000.00        |
| <b>Contract Services</b>            |                          |           |                          |             |            |                        |             |                  |
| 09610                               | Lawn Service             | 2,400.00  | 2,500.00                 | 100.00      | 7,200.00   | 7,500.00               | 300.00      | 30,000.00        |
| 09645                               | Irrigation Repair        | 1,770.00  | 458.33                   | (1,311.67)  | 1,770.00   | 1,374.99               | (395.01)    | 5,500.00         |
| 09650                               | Security Guard Service   | 20,000.06 | 16,975.00                | (3,025.06)  | 52,647.04  | 50,925.00              | (1,722.04)  | 203,700.00       |
| 09656                               | Gate Repair              | 6,128.47  | 483.33                   | (5,645.14)  | 6,128.47   | 1,449.99               | (4,678.48)  | 5,800.00         |
| 09665                               | Fountain Maintenance     | .00       | 583.33                   | 583.33      | .00        | 1,749.99               | 1,749.99    | 7,000.00         |
| 09750                               | Pest Control - Lawn      | 280.80    | 333.33                   | 52.53       | 561.60     | 999.99                 | 438.39      | 4,000.00         |
| 09850                               | Janitorial Services      | .00       | 666.66                   | 666.66      | 441.00     | 1,999.98               | 1,558.98    | 8,000.00         |

## Period: 03/01/25 to 03/31/25

| Description                    |                             | Current Period |           |             | Year-To-Date |            |             | Yearly Budget |
|--------------------------------|-----------------------------|----------------|-----------|-------------|--------------|------------|-------------|---------------|
|                                |                             | Actual         | Budget    | Variance    | Actual       | Budget     | Variance    |               |
| Contract Services              |                             | 30,579.33      | 21,999.98 | (8,579.35)  | 68,748.11    | 65,999.94  | (2,748.17)  | 264,000.00    |
| Reserves                       |                             |                |           |             |              |            |             |               |
| 09910                          | Reserves - Better & Improve | 2,916.66       | 2,916.66  | .00         | 8,749.98     | 8,749.98   | .00         | 35,000.00     |
| 09915                          | Reserves - Pavement         | 5,229.34       | 5,229.33  | (.01)       | 15,688.02    | 15,687.99  | (.03)       | 62,752.00     |
| Reserves                       |                             | 8,146.00       | 8,145.99  | (.01)       | 24,438.00    | 24,437.97  | (.03)       | 97,752.00     |
| TOTAL EXPENSES                 |                             | 63,021.50      | 42,319.09 | (20,702.41) | 139,657.80   | 126,957.27 | (12,700.53) | 507,830.00    |
| CURRENT YEAR NET INCOME/(LOSS) |                             | (21,702.50)    | .07       | (21,702.57) | (18,078.80)  | .21        | (18,079.01) | .00           |