

WOODSIDE H.O.A.
Balance Sheet
As of 04/30/25

ASSETS

Valley National Bank Operating \$	91,094.54	
Valley National Bank Reserve	207,756.06	
Valley National Bank Sec Dep	36,280.00	
Fidelity Investments	860,498.15	
Accounts Receivable	40,894.38	
TOTAL ASSETS		\$ 1,236,523.13

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Assessments	\$ 39,874.46	
Lease Deposits	36,780.00	
Subtotal Current Liab.		\$ 76,654.46

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	94,439.67	
Subtotal Reserves		\$ 1,068,254.21

EQUITY:

Prior Year Net Inc./Loss	\$ 112,357.30	
Current Year Net Income/(Loss)	(20,742.84)	
Subtotal Equity		\$ 91,614.46
TOTAL LIABILITIES & EQUITY		\$ 1,236,523.13

WOODSIDE H.O.A.
Income/Expense Statement
Period: 04/01/25 to 04/30/25

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	157,810.00	157,560.00	250.00	472,680.00
06315	Cash Surplus	.00	2,929.16	(2,929.16)	.00	11,716.64	(11,716.64)	35,150.00
06320	Application Fee	.00	.00	.00	200.00	.00	200.00	.00
06340	Late Fee Income	550.00	.00	550.00	1,870.00	.00	1,870.00	.00
06360	Gate Opener Income	20.00	.00	20.00	409.00	.00	409.00	.00
06380	Owner Admin. Fees Income	.00	.00	.00	1,250.00	.00	1,250.00	.00
	Subtotal Income	39,960.00	42,319.16	(2,359.16)	161,539.00	169,276.64	(7,737.64)	507,830.00
EXPENSES								
General & Administrative								
07010	Management Fees	2,486.75	2,486.75	.00	9,947.00	9,947.00	.00	29,841.00
07020	Accounting Fees	.00	164.58	164.58	.00	658.32	658.32	1,975.00
07160	Legal Fees	210.00	416.66	206.66	210.00	1,666.64	1,456.64	5,000.00
07282	Insurance Multi-Peril	.00	1,583.33	1,583.33	20,450.59	6,333.32	(14,117.27)	19,000.00
07320	Administration Expenses	176.22	375.00	198.78	1,695.43	1,500.00	(195.43)	4,500.00
07445	Annual Corp. Report	.00	5.16	5.16	61.25	20.64	(40.61)	62.00
07990	Bad Debt Expense	.00	208.33	208.33	.00	833.32	833.32	2,500.00
	General & Administrative	2,872.97	5,239.81	2,366.84	32,364.27	20,959.24	(11,405.03)	62,878.00
Site Improvement								
08510	Landscaping	.00	2,083.33	2,083.33	.00	8,333.32	8,333.32	25,000.00
08520	Trees Trimming	.00	1,500.00	1,500.00	895.00	6,000.00	5,105.00	18,000.00
08530	Hurricane Expense	.00	416.66	416.66	.00	1,666.64	1,666.64	5,000.00
	Site Improvement	.00	3,999.99	3,999.99	895.00	15,999.96	15,104.96	48,000.00
Utilities								
08910	Electricity	475.31	500.00	24.69	2,045.60	2,000.00	(45.60)	6,000.00
08930	Water & Sewer	131.49	83.33	(48.16)	635.83	333.32	(302.51)	1,000.00
08990	Guardhouse Telephone	41.13	266.66	225.53	912.60	1,066.64	154.04	3,200.00
	Utilities	647.93	849.99	202.06	3,594.03	3,399.96	(194.07)	10,200.00
Maintenance								
09005	Repairs & Maintenance	.00	2,083.33	2,083.33	13,139.29	8,333.32	(4,805.97)	25,000.00
	Maintenance	.00	2,083.33	2,083.33	13,139.29	8,333.32	(4,805.97)	25,000.00
Contract Services								
09610	Lawn Service	2,400.00	2,500.00	100.00	9,600.00	10,000.00	400.00	30,000.00
09645	Irrigation Repair	.00	458.33	458.33	1,770.00	1,833.32	63.32	5,500.00
09650	Security Guard Service	19,988.45	16,975.00	(3,013.45)	72,635.49	67,900.00	(4,735.49)	203,700.00
09656	Gate Repair	7,816.89	483.33	(7,333.56)	13,945.36	1,933.32	(12,012.04)	5,800.00
09665	Fountain Maintenance	.00	583.33	583.33	.00	2,333.32	2,333.32	7,000.00
09750	Pest Control - Lawn	280.80	333.33	52.53	842.40	1,333.32	490.92	4,000.00
09850	Janitorial Services	471.00	666.66	195.66	912.00	2,666.64	1,754.64	8,000.00

WOODSIDE H.O.A.
Income/Expense Statement
Period: 04/01/25 to 04/30/25

Description		Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Contract Services		30,957.14	21,999.98	(8,957.16)	99,705.25	87,999.92	(11,705.33)	264,000.00
Reserves								
09910	Reserves - Better & Improve	5,229.33	2,916.66	(2,312.67)	13,979.31	11,666.64	(2,312.67)	35,000.00
09915	Reserves - Pavement	2,916.67	5,229.33	2,312.66	18,604.69	20,917.32	2,312.63	62,752.00
Reserves		8,146.00	8,145.99	(.01)	32,584.00	32,583.96	(.04)	97,752.00
TOTAL EXPENSES		42,624.04	42,319.09	(304.95)	182,281.84	169,276.36	(13,005.48)	507,830.00
CURRENT YEAR NET INCOME/(LOSS)		(2,664.04)	.07	(2,664.11)	(20,742.84)	.28	(20,743.12)	.00