

WOODSIDE H.O.A.
Balance Sheet
As of 07/31/25

ASSETS

| | | |
|-----------------------------------|------------|------------------------|
| Valley National Bank Operating \$ | 71,713.80 | |
| Valley National Bank Reserve | 243,173.69 | |
| Valley National Bank Sec Dep | 36,280.00 | |
| Fidelity Investments | 867,716.71 | |
| Accounts Receivable | 44,081.24 | |
| | | |
| TOTAL ASSETS | | \$ 1,262,965.44 |

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | |
|-------------------------------|--------------|---------------------|
| Prepaid Owner Assessments | \$ 38,805.46 | |
| Lease Deposits | 36,780.00 | |
| | | |
| Subtotal Current Liab. | | \$ 75,585.46 |

RESERVES:

| | | |
|--------------------------------|--------------|------------------------|
| Reserves - Painting | \$ 20,000.54 | |
| Reserves - Pavement | 575,863.32 | |
| Reserves -Betterment & Improve | 346,815.19 | |
| Reserves - Cable Income | 65,180.51 | |
| Reserve Interest | 103,030.84 | |
| | | |
| Subtotal Reserves | | \$ 1,110,890.40 |

EQUITY:

| | | |
|--------------------------------|---------------|---------------------|
| Prior Year Net Inc./Loss | \$ 112,357.30 | |
| Current Year Net Income/(Loss) | (35,867.72) | |
| | | |
| Subtotal Equity | | \$ 76,489.58 |

| | | |
|---------------------------------------|--|------------------------|
| TOTAL LIABILITIES & EQUITY | | \$ 1,262,965.44 |
|---------------------------------------|--|------------------------|

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WOODSIDE H.O.A.
Income/Expense Statement
Period: 07/01/25 to 07/31/25

| Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-------------------------------------|------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| INCOME: | | | | | | | |
| 06310 Maintenance Income | 39,390.00 | 39,390.00 | .00 | 275,980.00 | 275,730.00 | 250.00 | 472,680.00 |
| 06315 Cash Surplus | .00 | 2,929.16 | (2,929.16) | .00 | 20,504.12 | (20,504.12) | 35,150.00 |
| 06320 Application Fee | .00 | .00 | .00 | 200.00 | .00 | 200.00 | .00 |
| 06340 Late Fee Income | 410.00 | .00 | 410.00 | 3,170.00 | .00 | 3,170.00 | .00 |
| 06360 Gate Opener Income | 60.00 | .00 | 60.00 | 798.00 | .00 | 798.00 | .00 |
| 06380 Owner Admin. Fees Income | .00 | .00 | .00 | 1,000.00 | .00 | 1,000.00 | .00 |
| 06390 Owner Interest Income | .00 | .00 | .00 | 64.67 | .00 | 64.67 | .00 |
| Subtotal Income | 39,860.00 | 42,319.16 | (2,459.16) | 281,212.67 | 296,234.12 | (15,021.45) | 507,830.00 |
| EXPENSES | | | | | | | |
| General & Administrative | | | | | | | |
| 07010 Management Fees | 2,486.75 | 2,486.75 | .00 | 17,407.25 | 17,407.25 | .00 | 29,841.00 |
| 07020 Accounting Fees | .00 | 164.58 | 164.58 | .00 | 1,152.06 | 1,152.06 | 1,975.00 |
| 07160 Legal Fees | .00 | 416.66 | 416.66 | 210.00 | 2,916.62 | 2,706.62 | 5,000.00 |
| 07282 Insurance Multi-Peril | .00 | 1,583.33 | 1,583.33 | 20,450.59 | 11,083.31 | (9,367.28) | 19,000.00 |
| 07320 Administration Expenses | 206.89 | 375.00 | 168.11 | 2,799.39 | 2,625.00 | (174.39) | 4,500.00 |
| 07445 Annual Corp. Report | .00 | 5.16 | 5.16 | 61.25 | 36.12 | (25.13) | 62.00 |
| 07990 Bad Debt Expense | .00 | 208.33 | 208.33 | .00 | 1,458.31 | 1,458.31 | 2,500.00 |
| General & Administrative | 2,693.64 | 5,239.81 | 2,546.17 | 40,928.48 | 36,678.67 | (4,249.81) | 62,878.00 |
| Site Improvement | | | | | | | |
| 08510 Landscaping | 190.00 | 2,083.33 | 1,893.33 | 5,253.00 | 14,583.31 | 9,330.31 | 25,000.00 |
| 08520 Trees Trimming | .00 | 1,500.00 | 1,500.00 | 18,655.00 | 10,500.00 | (8,155.00) | 18,000.00 |
| 08530 Hurricane Expense | .00 | 416.66 | 416.66 | .00 | 2,916.62 | 2,916.62 | 5,000.00 |
| Site Improvement | 190.00 | 3,999.99 | 3,809.99 | 23,908.00 | 27,999.93 | 4,091.93 | 48,000.00 |
| Utilities | | | | | | | |
| 08910 Electricity | 545.81 | 500.00 | (45.81) | 3,588.21 | 3,500.00 | (88.21) | 6,000.00 |
| 08930 Water & Sewer | 142.12 | 83.33 | (58.79) | 1,030.29 | 583.31 | (446.98) | 1,000.00 |
| 08990 Guardhouse Telephone | 41.18 | 266.66 | 225.48 | 1,809.07 | 1,866.62 | 57.55 | 3,200.00 |
| Utilities | 729.11 | 849.99 | 120.88 | 6,427.57 | 5,949.93 | (477.64) | 10,200.00 |
| Maintenance | | | | | | | |
| 09005 Repairs & Maintenance | 132.74 | 2,083.33 | 1,950.59 | 19,711.03 | 14,583.31 | (5,127.72) | 25,000.00 |
| Maintenance | 132.74 | 2,083.33 | 1,950.59 | 19,711.03 | 14,583.31 | (5,127.72) | 25,000.00 |
| Contract Services | | | | | | | |
| 09610 Lawn Service | 2,400.00 | 2,500.00 | 100.00 | 16,800.00 | 17,500.00 | 700.00 | 30,000.00 |
| 09645 Irrigation Repair | 350.00 | 458.33 | 108.33 | 2,645.00 | 3,208.31 | 563.31 | 5,500.00 |
| 09650 Security Guard Service | 12,549.56 | 16,975.00 | 4,425.44 | 121,741.20 | 118,825.00 | (2,916.20) | 203,700.00 |
| 09656 Gate Repair | 125.00 | 483.33 | 358.33 | 20,400.31 | 3,383.31 | (17,017.00) | 5,800.00 |
| 09665 Fountain Maintenance | 3,522.00 | 583.33 | (2,938.67) | 3,522.00 | 4,083.31 | 561.31 | 7,000.00 |
| 09750 Pest Control - Lawn | .00 | 333.33 | 333.33 | 1,684.80 | 2,333.31 | 648.51 | 4,000.00 |
| 09850 Janitorial Services | 468.00 | 666.66 | 198.66 | 2,290.00 | 4,666.62 | 2,376.62 | 8,000.00 |

WOODSIDE H.O.A.
Income/Expense Statement
Period: 07/01/25 to 07/31/25

| Description | | Current Period | | | Year-To-Date | | | Yearly Budget |
|-----------------|---------------------------------------|------------------|------------------|------------------|--------------------|-------------------|--------------------|-------------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| | Contract Services | 19,414.56 | 21,999.98 | 2,585.42 | 169,083.31 | 153,999.86 | (15,083.45) | 264,000.00 |
| Reserves | | | | | | | | |
| 09910 | Reserves - Better & Improve | 5,229.33 | 2,916.66 | (2,312.67) | 22,729.29 | 20,416.62 | (2,312.67) | 35,000.00 |
| 09915 | Reserves - Pavement | 2,916.67 | 5,229.33 | 2,312.66 | 34,292.71 | 36,605.31 | 2,312.60 | 62,752.00 |
| | Reserves | 8,146.00 | 8,145.99 | (.01) | 57,022.00 | 57,021.93 | (.07) | 97,752.00 |
| | TOTAL EXPENSES | 31,306.05 | 42,319.09 | 11,013.04 | 317,080.39 | 296,233.63 | (20,846.76) | 507,830.00 |
| | CURRENT YEAR NET INCOME/(LOSS) | 8,553.95 | .07 | 8,553.88 | (35,867.72) | .49 | (35,868.21) | .00 |