

WOODSIDE H.O.A.

Run Date: 10/03/2025

Run Time: 10:50 AM

BALANCE SHEET

As of: 09/30/2025

Assets

Account #	Account Name	Total
Asset		
01030	Valley National Bank Operating	\$40,397.76
01040	Valley National Bank Reserve	\$260,458.73
01050	Valley National Bank Sec Dep	\$36,780.00
01065	Fidelity Investments	\$873,777.55
01310	Accounts Receivable	\$46,349.81
	ASSET TOTAL:	<u>\$1,257,763.85</u>
	TOTAL ASSETS:	<u><u>\$1,257,763.85</u></u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$33,543.43
03340	Lease Deposits	\$37,280.00
	LIABILITY TOTAL:	<u>\$70,823.43</u>
	TOTAL LIABILITIES:	<u>\$70,823.43</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Painting	\$20,000.54
05020	Reserves - Pavement	\$581,696.66
05040	Reserves -Betterment & Improve	\$357,273.85
05045	Reserves - Cable Income	\$65,180.51
05200	Reserve Interest	\$110,084.72
	RESERVES TOTAL:	<u>\$1,134,236.28</u>
Members Equity		
05510	Prior Year Net Inc./Loss	\$112,357.30
	MEMBERS EQUITY TOTAL:	<u>\$112,357.30</u>
	Current Year Net Income/(Loss)	<u>(\$59,653.16)</u>
	TOTAL EQUITY:	<u>\$1,186,940.42</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$1,257,763.85</u></u>

WOODSIDE H.O.A.

Run Date: 10/01/2025

Run Time: 08:28 AM

INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
16310 Maintenance Income	39,450.00	39,390.00	60.00	354,820.00	354,510.00	310.00	472,680.00
16315 Cash Surplus	0.00	2,929.16	(2,929.16)	0.00	26,362.44	(26,362.44)	35,150.00
16320 Application Fee	0.00	0.00	0.00	200.00	0.00	200.00	0.00
16340 Late Fee Income	470.00	0.00	470.00	4,270.00	0.00	4,270.00	0.00
16360 Gate Opener Income	70.00	0.00	70.00	898.00	0.00	898.00	0.00
16380 Owner Admin. Fees Income	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00
16390 Owner Interest Income	0.00	0.00	0.00	64.67	0.00	64.67	0.00
Income Total	39,990.00	42,319.16	(2,329.16)	361,252.67	380,872.44	(19,619.77)	507,830.00
Total Income	39,990.00	42,319.16	(2,329.16)	361,252.67	380,872.44	(19,619.77)	507,830.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
17010 Management Fees	2,486.75	2,486.75	0.00	22,380.75	22,380.75	0.00	29,841.00
17020 Accounting Fees	0.00	164.58	164.58	0.00	1,481.22	1,481.22	1,975.00
17160 Legal Fees	1,354.71	416.66	(938.05)	1,914.71	3,749.94	1,835.23	5,000.00
17282 Insurance Multi-Peril	0.00	1,583.33	1,583.33	20,450.59	14,249.97	(6,200.62)	19,000.00
17320 Administration Expenses	360.25	375.00	14.75	3,425.73	3,375.00	(50.73)	4,500.00
17445 Annual Corp. Report	0.00	5.16	5.16	61.25	46.44	(14.81)	62.00
17990 Bad Debt Expense	0.00	208.33	208.33	0.00	1,874.97	1,874.97	2,500.00
General & Administrative Total	4,201.71	5,239.81	1,038.10	48,233.03	47,158.29	(1,074.74)	62,878.00
Site Improvement							
18510 Landscaping	580.00	2,083.33	1,503.33	5,833.00	18,749.97	12,916.97	25,000.00
18520 Trees Trimming	0.00	1,500.00	1,500.00	18,655.00	13,500.00	(5,155.00)	18,000.00
18530 Hurricane Expense	0.00	416.66	416.66	0.00	3,749.94	3,749.94	5,000.00
Site Improvement Total	580.00	3,999.99	3,419.99	24,488.00	35,999.91	11,511.91	48,000.00
Utilities							
18910 Electricity	549.53	500.00	(49.53)	4,683.37	4,500.00	(183.37)	6,000.00
18930 Water & Sewer	142.12	83.33	(58.79)	1,303.90	749.97	(553.93)	1,000.00
18990 Guardhouse Telephone	41.14	266.66	225.52	2,149.67	2,399.94	250.27	3,200.00
Utilities Total	732.79	849.99	117.20	8,136.94	7,649.91	(487.03)	10,200.00
Maintenance							
19005 Repairs & Maintenance	10,176.00	2,083.33	(8,092.67)	57,018.21	18,749.97	(38,268.24)	25,000.00
Maintenance Total	10,176.00	2,083.33	(8,092.67)	57,018.21	18,749.97	(38,268.24)	25,000.00
Contract Services							
19610 Lawn Service	2,400.00	2,500.00	100.00	21,600.00	22,500.00	900.00	30,000.00
19645 Irrigation Repair	0.00	458.33	458.33	6,380.00	4,124.97	(2,255.03)	5,500.00
19650 Security Guard Service	16,567.70	16,975.00	407.30	158,297.35	152,775.00	(5,522.35)	203,700.00
19656 Gate Repair	0.00	483.33	483.33	14,450.90	4,349.97	(10,100.93)	5,800.00
19665 Fountain Maintenance	0.00	583.33	583.33	3,522.00	5,249.97	1,727.97	7,000.00
19750 Pest Control - Lawn	280.80	333.33	52.53	2,246.40	2,999.97	753.57	4,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
19850 Janitorial Services	426.00	666.66	240.66	3,219.00	5,999.94	2,780.94	8,000.00
Contract Services Total	19,674.50	21,999.98	2,325.48	209,715.65	197,999.82	(11,715.83)	264,000.00
Reserves							
19910 Reserves - Better & Improve	5,229.32	2,916.66	(2,312.66)	30,875.27	26,249.94	(4,625.33)	35,000.00
19915 Reserves - Pavement	2,916.68	5,229.33	2,312.65	42,438.73	47,063.97	4,625.24	62,752.00
Reserves Total	8,146.00	8,145.99	(0.01)	73,314.00	73,313.91	(0.09)	97,752.00
Total Expense	43,511.00	42,319.09	(1,191.91)	420,905.83	380,871.81	(40,034.02)	507,830.00
Net Income	(3,521.00)	0.07	(3,521.07)	(59,653.16)	0.63	(59,653.79)	0.00