

WOODSIDE H.O.A.

Run Date: 11/04/2025

Run Time: 08:42 AM

BALANCE SHEET

As of: 10/31/2025

Assets

Account #	Account Name	Total
Asset		
01030	Valley National Bank Operating	\$31,567.08
01040	Valley National Bank Reserve	\$269,796.47
01050	Valley National Bank Sec Dep	\$36,780.00
01065	Fidelity Investments	\$881,132.55
01310	Accounts Receivable	\$47,334.86
	ASSET TOTAL:	<u>\$1,266,610.96</u>
	TOTAL ASSETS:	<u>\$1,266,610.96</u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$29,003.69
03340	Lease Deposits	\$37,280.00
	LIABILITY TOTAL:	<u>\$66,283.69</u>
	TOTAL LIABILITIES:	<u>\$66,283.69</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Painting	\$20,000.54
05020	Reserves - Pavement	\$584,613.33
05040	Reserves -Betterment & Improve	\$362,503.18
05045	Reserves - Cable Income	\$65,898.20
05200	Reserve Interest	\$117,913.77
	RESERVES TOTAL:	<u>\$1,150,929.02</u>
Members Equity		
05510	Prior Year Net Inc./Loss	\$111,423.21
	MEMBERS EQUITY TOTAL:	<u>\$111,423.21</u>
	Current Year Net Income/(Loss)	<u>(\$62,024.96)</u>
	TOTAL EQUITY:	<u>\$1,200,327.27</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$1,266,610.96</u>

WOODSIDE H.O.A.
INCOME STATEMENT
Start: 10/01/2025 | End: 10/31/2025
Income

Run Date: 11/02/2025
Run Time: 09:34 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	39,390.00	39,390.00	0.00	394,210.00	393,900.00	310.00	472,680.00
06315 Cash Surplus	0.00	2,929.16	(2,929.16)	0.00	29,291.60	(29,291.60)	35,150.00
06320 Application Fee	0.00	0.00	0.00	200.00	0.00	200.00	0.00
06340 Late Fee Income	400.00	0.00	400.00	4,670.00	0.00	4,670.00	0.00
06350 Legal Fees Reimbursement	1,154.04	0.00	1,154.04	1,154.04	0.00	1,154.04	0.00
06360 Gate Opener Income	264.75	0.00	264.75	1,162.75	0.00	1,162.75	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	1,000.00	0.00	1,000.00	0.00
06390 Owner Interest Income	0.00	0.00	0.00	64.67	0.00	64.67	0.00
Income Total	41,208.79	42,319.16	(1,110.37)	402,461.46	423,191.60	(20,730.14)	507,830.00
Total Income	41,208.79	42,319.16	(1,110.37)	402,461.46	423,191.60	(20,730.14)	507,830.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	2,486.75	2,486.75	0.00	24,867.50	24,867.50	0.00	29,841.00
07020 Accounting Fees	0.00	164.58	164.58	0.00	1,645.80	1,645.80	1,975.00
07160 Legal Fees	0.00	416.66	416.66	1,914.71	4,166.60	2,251.89	5,000.00
07282 Insurance Multi-Peril	0.00	1,583.33	1,583.33	20,450.59	15,833.30	(4,617.29)	19,000.00
07320 Administration Expenses	463.62	375.00	(88.62)	3,889.35	3,750.00	(139.35)	4,500.00
07445 Annual Corp. Report	0.00	5.16	5.16	61.25	51.60	(9.65)	62.00
07990 Bad Debt Expense	0.00	208.33	208.33	0.00	2,083.30	2,083.30	2,500.00
General & Administrative Total	2,950.37	5,239.81	2,289.44	51,183.40	52,398.10	1,214.70	62,878.00
Site Improvement							
08510 Landscaping	0.00	2,083.33	2,083.33	5,833.00	20,833.30	15,000.30	25,000.00
08520 Trees Trimming	0.00	1,500.00	1,500.00	18,655.00	15,000.00	(3,655.00)	18,000.00
08530 Hurricane Expense	0.00	416.66	416.66	0.00	4,166.60	4,166.60	5,000.00
Site Improvement Total	0.00	3,999.99	3,999.99	24,488.00	39,999.90	15,511.90	48,000.00
Utilities							
08910 Electricity	524.76	500.00	(24.76)	5,208.13	5,000.00	(208.13)	6,000.00
08930 Water & Sewer	152.76	83.33	(69.43)	1,456.66	833.30	(623.36)	1,000.00
08990 Guardhouse Telephone	41.18	266.66	225.48	2,190.85	2,666.60	475.75	3,200.00
Utilities Total	718.70	849.99	131.29	8,855.64	8,499.90	(355.74)	10,200.00
Maintenance							
09005 Repairs & Maintenance	7,989.45	2,083.33	(5,906.12)	65,007.66	20,833.30	(44,174.36)	25,000.00
Maintenance Total	7,989.45	2,083.33	(5,906.12)	65,007.66	20,833.30	(44,174.36)	25,000.00
Contract Services							
09610 Lawn Service	2,400.00	2,500.00	100.00	24,000.00	25,000.00	1,000.00	30,000.00
09645 Irrigation Repair	830.00	458.33	(371.67)	7,210.00	4,583.30	(2,626.70)	5,500.00
09650 Security Guard Service	19,965.27	16,975.00	(2,990.27)	178,262.62	169,750.00	(8,512.62)	203,700.00
09656 Gate Repair	300.00	483.33	183.33	14,750.90	4,833.30	(9,917.60)	5,800.00
09665 Fountain Maintenance	0.00	583.33	583.33	3,522.00	5,833.30	2,311.30	7,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09750 Pest Control - Lawn	280.80	333.33	52.53	2,527.20	3,333.30	806.10	4,000.00
09850 Janitorial Services	0.00	666.66	666.66	3,219.00	6,666.60	3,447.60	8,000.00
Contract Services Total	23,776.07	21,999.98	(1,776.09)	233,491.72	219,999.80	(13,491.92)	264,000.00
Reserves							
09910 Reserves - Better & Improve	5,229.32	2,916.66	(2,312.66)	36,104.59	29,166.60	(6,937.99)	35,000.00
09915 Reserves - Pavement	2,916.68	5,229.33	2,312.65	45,355.41	52,293.30	6,937.89	62,752.00
Reserves Total	8,146.00	8,145.99	(0.01)	81,460.00	81,459.90	(0.10)	97,752.00
Total Expense	43,580.59	42,319.09	(1,261.50)	464,486.42	423,190.90	(41,295.52)	507,830.00
Net Income	(2,371.80)	0.07	(2,371.87)	(62,024.96)	0.70	(62,025.66)	0.00