



5665 CORAL RIDGE DRIVE,
CORAL SPRINGS, FL 33076

PH: 954.346.0677
FAX: 954.340.8844

November 7, 2025

**WOODSIDE ESTATES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 10, 2025, 5:30 P.M.
ZOOM MEETING – INSTRUCTIONS ATTACHED**

AGENDA

- A. CALL TO ORDER**
- B. APPROVAL OF PRIOR MINUTES**
- C. FINANCIAL REPORT**
 - 1. DISCUSSION/APPROVAL OF 2026 OPERATING BUDGET**
- D. OLD BUSINESS**
 - 1. CAMERA INSTALLATION**
 - 2. PAINTING OF ENTRY GATES**
 - 3. FINE COMMITTEE – CHAIRMAN AND MEMBERS**
 - 4. COMMUNITY SIGN INSTALLATION/PAINTING**
- E. NEW BUSINESS**
 - 1. LANDSCAPING OF COMMON AREAS**
 - a. Add plants to all cul de sacs along with mulch**
 - b. Replace shrubs along perimeter wall with Clusia**
 - c. Add seasonal plants and mulch to all community common areas**
 - 2. HOLIDAY DECORATION CONTEST/PRIZES**
 - 3. REPLACEMENT OF CURBS ON SATIN LEAF CUL DE SAC**
- F. GOOD & WELFARE**
- G. ADJOURNMENT**

WOODSIDE ESTATES HOMEOWNERS ASSOCIATION, INC.

Operating Budget
January 1, 2026 through December 31, 2026
Projected

	2025 Budget	2025 Actual	Variance	2026 BUDGET
Accounting Fees	1,975	1,975	\$0	1,975
Admin. Expense	4,500	4,000	\$500	4,500
Insurance	19,000	20,451	(\$1,451)	21,000
Legal Expenses	5,000	200	\$4,800	5,000
Mgt Fee	29,841	29,841	\$0	31,659
Corp Annual Rep	62	61	\$1	62
Bad Debt Exp	2,500	0	\$2,500	2,682
Electric	6,000	6,100	(\$100)	6,100
Water / Sewer	1,000	1,700	(\$700)	1,700
Janitorial	8,000	5,000	\$3,000	7,000
Rep/Maint	25,000	50,000	(\$25,000)	25,000
Fountain Maint	7,000	6,500	\$500	7,000
Entry Gate Rep	5,800	16,000	(\$10,200)	6,108
Guard Service	203,700	205,000	(\$1,300)	205,000
Gd Hse Phone	3,200	3,100	\$100	3,200
Irr Maint	5,500	7,000	(\$1,500)	5,500
Hurricane Expense	5,000	0	\$5,000	5,000
Land Extras	25,000	6,000	\$19,000	25,000
Lands Contract	30,000	28,800	\$1,200	30,000
Pest Cont Lawn	4,000	3,846	\$154	4,000
Tree Trimming	18,000	18,655	(\$655)	19,000
Subtotal	\$410,078	\$414,229	(\$4,151)	\$416,486
Reserves	\$97,752	\$97,751	\$1	\$74,360
Total	\$507,830	\$511,980	(\$4,150)	\$490,846
LESS CASH SURPLUS	(\$35,150)			\$0
TOTAL	\$472,680			\$490,846

Reserves

Paving	\$62,752	\$62,752	\$0	\$74,360
Total Reserves	\$62,752	\$62,752	\$0	\$74,360

**Maint / Month
303 Units**

\$130.00

\$135.00

RESERVE SUMMARY	ESTIMATED REPLACEMENT COST	BALANCE 12/31/2025	REMAINING LIFE IN YEARS	BALANCE TO FULLY FUND	2026 ANNUAL CONTRIBUTION
WALL PAINTING	\$20,000	\$20,000	0	\$0	\$0
PAVING	\$1,000,000	\$628,200	5	\$371,800	\$74,360
BETTERMENT/IMPROVE.	\$0	\$345,210	0	\$0	\$0
CABLE		\$71,000			
INTEREST		\$113,100			
		\$1,177,510			\$74,360

WOODSIDE ESTATES HOA

ZOOM INSTRUCTIONS

NOVEMBER 10 AT 5:30 PM

TO JOIN THE MEETING FROM YOUR

COMPUTER:

WEBSITE: ZOOM.US

CLICK: JOIN A MEETING

ENTER MEETING CODE: 850 8146 6764

TO JOIN MEETING BY PHONE:

DIAL: 1-646-558-8656

ENTER MEETING CODE: 850 8146 6764