

# WOODSIDE H.O.A.

Run Date: 01/05/2026

Run Time: 10:47 AM

## BALANCE SHEET

As of: 12/31/2025

### Assets

Account #	Account Name	Total
<b>Asset</b>		
01030	Valley National Bank Operating	\$22,724.27
01040	Valley National Bank Reserve	\$278,852.11
01050	Valley National Bank Sec Dep	\$36,780.00
01065	Fidelity Investments	\$881,886.12
01310	Accounts Receivable	\$42,987.56
	ASSET TOTAL:	<u>\$1,263,230.06</u>
	TOTAL ASSETS:	<u><u>\$1,263,230.06</u></u>

### Liabilities

Account #	Account Name	Total
<b>Liability</b>		
03310	Prepaid Owner Assessments	\$39,997.48
03340	Lease Deposits	\$37,280.00
	LIABILITY TOTAL:	<u>\$77,277.48</u>
	TOTAL LIABILITIES:	<u>\$77,277.48</u>

### Equity

Account #	Account Name	Total
<b>Reserves</b>		
05010	Reserves - Painting	\$20,000.54
05020	Reserves - Pavement	\$587,530.00
05040	Reserves -Betterment & Improve	\$367,732.51
05045	Reserves - Cable Income	\$65,898.20
05200	Reserve Interest	\$119,576.98
	RESERVES TOTAL:	<u>\$1,160,738.23</u>
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	\$111,423.21
	MEMBERS EQUITY TOTAL:	<u>\$111,423.21</u>
	Current Year Net Income/(Loss)	<u>(\$86,208.86)</u>
	TOTAL EQUITY:	<u>\$1,185,952.58</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$1,263,230.06</u></u>

# WOODSIDE H.O.A.

Run Date: 01/05/2026

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## INCOME STATEMENT

Start: 12/01/2025 | End: 12/31/2025

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Maintenance Income	39,390.00	39,390.00	0.00	472,990.00	472,680.00	310.00	472,680.00
06315 Cash Surplus	0.00	2,929.24	(2,929.24)	0.00	35,150.00	(35,150.00)	35,150.00
06320 Application Fee	0.00	0.00	0.00	200.00	0.00	200.00	0.00
06340 Late Fee Income	30.00	0.00	30.00	4,700.00	0.00	4,700.00	0.00
06350 Legal Fees Reimbursement	0.00	0.00	0.00	1,154.04	0.00	1,154.04	0.00
06360 Gate Opener Income	30.00	0.00	30.00	1,222.75	0.00	1,222.75	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	109.80	0.00	109.80	1,430.32	0.00	1,430.32	0.00
<b>Income Total</b>	<b>39,559.80</b>	<b>42,319.24</b>	<b>(2,759.44)</b>	<b>482,697.11</b>	<b>507,830.00</b>	<b>(25,132.89)</b>	<b>507,830.00</b>
<b>Total Income</b>	<b>39,559.80</b>	<b>42,319.24</b>	<b>(2,759.44)</b>	<b>482,697.11</b>	<b>507,830.00</b>	<b>(25,132.89)</b>	<b>507,830.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>General &amp; Administrative</b>							
07010 Management Fees	2,638.25	2,486.75	(151.50)	29,992.50	29,841.00	(151.50)	29,841.00
07020 Accounting Fees	300.00	164.62	(135.38)	300.00	1,975.00	1,675.00	1,975.00
07160 Legal Fees	1,307.06	416.74	(890.32)	3,786.77	5,000.00	1,213.23	5,000.00
07282 Insurance Multi-Peril	0.00	1,583.37	1,583.37	20,450.59	19,000.00	(1,450.59)	19,000.00
07320 Administration Expenses	570.54	375.00	(195.54)	4,660.16	4,500.00	(160.16)	4,500.00
07445 Annual Corp. Report	0.00	5.24	5.24	61.25	62.00	0.75	62.00
07990 Bad Debt Expense	0.00	208.37	208.37	0.00	2,500.00	2,500.00	2,500.00
<b>General &amp; Administrative Total</b>	<b>4,815.85</b>	<b>5,240.09</b>	<b>424.24</b>	<b>59,251.27</b>	<b>62,878.00</b>	<b>3,626.73</b>	<b>62,878.00</b>
<b>Site Improvement</b>							
08510 Landscaping	18,140.00	2,083.37	(16,056.63)	23,973.00	25,000.00	1,027.00	25,000.00
08520 Trees Trimming	0.00	1,500.00	1,500.00	18,655.00	18,000.00	(655.00)	18,000.00
08530 Hurricane Expense	0.00	416.74	416.74	0.00	5,000.00	5,000.00	5,000.00
<b>Site Improvement Total</b>	<b>18,140.00</b>	<b>4,000.11</b>	<b>(14,139.89)</b>	<b>42,628.00</b>	<b>48,000.00</b>	<b>5,372.00</b>	<b>48,000.00</b>
<b>Utilities</b>							
08910 Electricity	511.63	500.00	(11.63)	6,264.20	6,000.00	(264.20)	6,000.00
08930 Water & Sewer	223.11	83.37	(139.74)	1,870.67	1,000.00	(870.67)	1,000.00
08990 Guardhouse Telephone	41.17	266.74	225.57	2,819.27	3,200.00	380.73	3,200.00
<b>Utilities Total</b>	<b>775.91</b>	<b>850.11</b>	<b>74.20</b>	<b>10,954.14</b>	<b>10,200.00</b>	<b>(754.14)</b>	<b>10,200.00</b>
<b>Maintenance</b>							
09005 Repairs & Maintenance	24,438.73	2,083.37	(22,355.36)	91,496.39	25,000.00	(66,496.39)	25,000.00
<b>Maintenance Total</b>	<b>24,438.73</b>	<b>2,083.37</b>	<b>(22,355.36)</b>	<b>91,496.39</b>	<b>25,000.00</b>	<b>(66,496.39)</b>	<b>25,000.00</b>
<b>Contract Services</b>							
09610 Lawn Service	2,400.00	2,500.00	100.00	28,800.00	30,000.00	1,200.00	30,000.00
09645 Irrigation Repair	815.00	458.37	(356.63)	8,025.00	5,500.00	(2,525.00)	5,500.00
09650 Security Guard Service	16,567.70	16,975.00	407.30	211,293.67	203,700.00	(7,593.67)	203,700.00
09656 Gate Repair	125.00	483.37	358.37	15,175.90	5,800.00	(9,375.90)	5,800.00
09665 Fountain Maintenance	0.00	583.37	583.37	3,522.00	7,000.00	3,478.00	7,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09750 Pest Control - Lawn	561.60	333.37	(228.23)	3,369.60	4,000.00	630.40	4,000.00
09850 Janitorial Services	445.00	666.74	221.74	4,784.00	8,000.00	3,216.00	8,000.00
<b>Contract Services Total</b>	<b>20,914.30</b>	<b>22,000.22</b>	<b>1,085.92</b>	<b>274,970.17</b>	<b>264,000.00</b>	<b>(10,970.17)</b>	<b>264,000.00</b>
<b>Reserves</b>							
09910 Reserves - Better & Improve	0.00	2,916.74	2,916.74	34,396.03	35,000.00	603.97	35,000.00
09915 Reserves - Pavement	0.00	5,229.37	5,229.37	55,209.97	62,752.00	7,542.03	62,752.00
<b>Reserves Total</b>	<b>0.00</b>	<b>8,146.11</b>	<b>8,146.11</b>	<b>89,606.00</b>	<b>97,752.00</b>	<b>8,146.00</b>	<b>97,752.00</b>
<b>Total Expense</b>	<b>69,084.79</b>	<b>42,320.01</b>	<b>(26,764.78)</b>	<b>568,905.97</b>	<b>507,830.00</b>	<b>(61,075.97)</b>	<b>507,830.00</b>
<b>Net Income</b>	<b>(29,524.99)</b>	<b>(0.77)</b>	<b>(29,524.22)</b>	<b>(86,208.86)</b>	<b>0.00</b>	<b>(86,208.86)</b>	<b>0.00</b>