

# WOODSIDE H.O.A.

Run Date: 02/04/2026

Run Time: 10:10 AM

## BALANCE SHEET

As of: 01/31/2026

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Asset</b>		
01030	Valley National Bank Operating	\$17,696.24
01040	Valley National Bank Reserve	\$293,631.30
01050	Valley National Bank Sec Dep	\$36,780.00
01065	Fidelity Investments	\$881,029.66
01310	Accounts Receivable	\$48,214.54
	ASSET TOTAL:	<u>\$1,277,351.74</u>
	TOTAL ASSETS:	<u><u>\$1,277,351.74</u></u>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Liability</b>		
03310	Prepaid Owner Assessments	\$44,189.46
03340	Lease Deposits	\$37,280.00
	LIABILITY TOTAL:	<u>\$81,469.46</u>
	TOTAL LIABILITIES:	<u>\$81,469.46</u>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
<b>Reserves</b>		
05010	Reserves - Painting	\$20,000.54
05020	Reserves - Pavement	\$596,643.34
05040	Reserves -Betterment & Improve	\$372,961.84
05045	Reserves - Cable Income	\$65,898.20
05200	Reserve Interest	\$119,157.04
	RESERVES TOTAL:	<u>\$1,174,660.96</u>
<b>Members Equity</b>		
05510	Prior Year Net Inc./Loss	\$17,068.35
	MEMBERS EQUITY TOTAL:	<u>\$17,068.35</u>
	Current Year Net Income/(Loss)	\$4,152.97
	TOTAL EQUITY:	<u>\$1,195,882.28</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$1,277,351.74</u></u>

# WOODSIDE H.O.A.

Run Date: 02/04/2026  
Run Time: 10:10 AM

## INCOME STATEMENT

Start: 01/01/2026 | End: 01/31/2026

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
06310 Maintenance Income	40,905.00	40,903.83	1.17	40,905.00	40,903.83	1.17	490,846.00
06340 Late Fee Income	560.00	0.00	560.00	560.00	0.00	560.00	0.00
06360 Gate Opener Income	795.00	0.00	795.00	795.00	0.00	795.00	0.00
<b>Income Total</b>	<b>42,260.00</b>	<b>40,903.83</b>	<b>1,356.17</b>	<b>42,260.00</b>	<b>40,903.83</b>	<b>1,356.17</b>	<b>490,846.00</b>
<b>Total Income</b>	<b>42,260.00</b>	<b>40,903.83</b>	<b>1,356.17</b>	<b>42,260.00</b>	<b>40,903.83</b>	<b>1,356.17</b>	<b>490,846.00</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	2,638.25	0.00	2,638.25	2,638.25	0.00	31,659.00
07020 Accounting Fees	0.00	164.58	164.58	0.00	164.58	164.58	1,975.00
07160 Legal Fees	75.00	416.66	341.66	75.00	416.66	341.66	5,000.00
07282 Insurance Multi-Peril	0.00	1,750.00	1,750.00	0.00	1,750.00	1,750.00	21,000.00
07320 Administration Expenses	568.19	375.00	(193.19)	568.19	375.00	(193.19)	4,500.00
07445 Annual Corp. Report	0.00	5.16	5.16	0.00	5.16	5.16	62.00
07990 Bad Debt Expense	0.00	223.50	223.50	0.00	223.50	223.50	2,682.00
<b>General &amp; Administrative Total</b>	<b>3,281.44</b>	<b>5,573.15</b>	<b>2,291.71</b>	<b>3,281.44</b>	<b>5,573.15</b>	<b>2,291.71</b>	<b>66,878.00</b>
<b>Site Improvement</b>							
08510 Landscaping	0.00	2,083.33	2,083.33	0.00	2,083.33	2,083.33	25,000.00
08520 Trees Trimming	0.00	1,583.33	1,583.33	0.00	1,583.33	1,583.33	19,000.00
08530 Hurricane Expense	0.00	416.66	416.66	0.00	416.66	416.66	5,000.00
<b>Site Improvement Total</b>	<b>0.00</b>	<b>4,083.32</b>	<b>4,083.32</b>	<b>0.00</b>	<b>4,083.32</b>	<b>4,083.32</b>	<b>49,000.00</b>
<b>Utilities</b>							
08910 Electricity	571.75	508.33	(63.42)	571.75	508.33	(63.42)	6,100.00
08930 Water & Sewer	271.42	141.67	(129.75)	271.42	141.67	(129.75)	1,700.00
08990 Guardhouse Telephone	319.20	266.66	(52.54)	319.20	266.66	(52.54)	3,200.00
<b>Utilities Total</b>	<b>1,162.37</b>	<b>916.66</b>	<b>(245.71)</b>	<b>1,162.37</b>	<b>916.66</b>	<b>(245.71)</b>	<b>11,000.00</b>
<b>Maintenance</b>							
09005 Repairs & Maintenance	1,520.67	2,083.33	562.66	1,520.67	2,083.33	562.66	25,000.00
<b>Maintenance Total</b>	<b>1,520.67</b>	<b>2,083.33</b>	<b>562.66</b>	<b>1,520.67</b>	<b>2,083.33</b>	<b>562.66</b>	<b>25,000.00</b>
<b>Contract Services</b>							
09610 Lawn Service	2,400.00	2,500.00	100.00	2,400.00	2,500.00	100.00	30,000.00
09645 Irrigation Repair	1,405.00	458.33	(946.67)	1,405.00	458.33	(946.67)	5,500.00
09650 Security Guard Service	21,653.88	17,083.33	(4,570.55)	21,653.88	17,083.33	(4,570.55)	205,000.00
09656 Gate Repair	0.00	509.00	509.00	0.00	509.00	509.00	6,108.00
09665 Fountain Maintenance	0.00	583.33	583.33	0.00	583.33	583.33	7,000.00
09750 Pest Control - Lawn	0.00	333.33	333.33	0.00	333.33	333.33	4,000.00
09850 Janitorial Services	487.00	583.33	96.33	487.00	583.33	96.33	7,000.00
<b>Contract Services Total</b>	<b>25,945.88</b>	<b>22,050.65</b>	<b>(3,895.23)</b>	<b>25,945.88</b>	<b>22,050.65</b>	<b>(3,895.23)</b>	<b>264,608.00</b>

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Reserves</b>							
09915 Reserves - Pavement	6,196.67	6,196.67	0.00	6,196.67	6,196.67	0.00	74,360.00
<b>Reserves Total</b>	<b>6,196.67</b>	<b>6,196.67</b>	<b>0.00</b>	<b>6,196.67</b>	<b>6,196.67</b>	<b>0.00</b>	<b>74,360.00</b>
<b>Total Expense</b>	<b>38,107.03</b>	<b>40,903.78</b>	<b>2,796.75</b>	<b>38,107.03</b>	<b>40,903.78</b>	<b>2,796.75</b>	<b>490,846.00</b>
<b>Net Income</b>	<b>4,152.97</b>	<b>0.05</b>	<b>4,152.92</b>	<b>4,152.97</b>	<b>0.05</b>	<b>4,152.92</b>	<b>0.00</b>