

WOODSIDE H.O.A.

Run Date: 03/09/2026
Run Time: 10:05 AM

BALANCE SHEET As of: 02/28/2026

Assets

Account #	Account Name	Total
Asset		
01030	Valley National Bank Operating	\$21,372.13
01040	Valley National Bank Reserve	\$258,875.69
01050	Valley National Bank Sec Dep	\$36,280.00
01065	Fidelity Investments	\$882,974.97
01310	Accounts Receivable	\$50,855.76
	ASSET TOTAL:	<u>\$1,250,358.55</u>
	TOTAL ASSETS:	<u>\$1,250,358.55</u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$43,725.66
03340	Lease Deposits	\$36,780.00
	LIABILITY TOTAL:	<u>\$80,505.66</u>
	TOTAL LIABILITIES:	<u>\$80,505.66</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Painting	\$20,000.54
05020	Reserves - Pavement	\$596,643.34
05040	Reserves -Betterment & Improve	\$357,121.75
05045	Reserves - Cable Income	\$66,545.73
05200	Reserve Interest	\$101,539.30
	RESERVES TOTAL:	<u>\$1,141,850.66</u>
Members Equity		
05510	Prior Year Net Inc./Loss	\$16,989.37
	MEMBERS EQUITY TOTAL:	<u>\$16,989.37</u>
	Current Year Net Income/(Loss)	\$11,012.86
	TOTAL EQUITY:	<u>\$1,169,852.89</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$1,250,358.55</u>

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INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Maintenance Income	40,905.00	40,903.83	1.17	81,810.00	81,807.66	2.34	490,846.00
06340 Late Fee Income	630.00	0.00	630.00	1,190.00	0.00	1,190.00	0.00
06360 Gate Opener Income	309.00	0.00	309.00	1,104.00	0.00	1,104.00	0.00
06925 Transfer From Reserve	20,000.00	0.00	20,000.00	20,000.00	0.00	20,000.00	0.00
Income Total	61,844.00	40,903.83	20,940.17	104,104.00	81,807.66	22,296.34	490,846.00
Total Income	61,844.00	40,903.83	20,940.17	104,104.00	81,807.66	22,296.34	490,846.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management Fees	2,638.25	2,638.25	0.00	5,276.50	5,276.50	0.00	31,659.00
07020 Accounting Fees	0.00	164.58	164.58	0.00	329.16	329.16	1,975.00
07160 Legal Fees	0.00	416.66	416.66	75.00	833.32	758.32	5,000.00
07282 Insurance Multi-Peril	23,362.58	21,000.00	(2,362.58)	23,362.58	21,000.00	(2,362.58)	21,000.00
07320 Administration Expenses	1,914.71	375.00	(1,539.71)	2,482.90	750.00	(1,732.90)	4,500.00
07445 Annual Corp. Report	61.25	5.16	(56.09)	61.25	10.32	(50.93)	62.00
07990 Bad Debt Expense	0.00	223.50	223.50	0.00	447.00	447.00	2,682.00
General & Administrative Total	27,976.79	24,823.15	(3,153.64)	31,258.23	28,646.30	(2,611.93)	66,878.00
Site Improvement							
08510 Landscaping	0.00	2,083.33	2,083.33	0.00	4,166.66	4,166.66	25,000.00
08520 Trees Trimming	0.00	1,583.33	1,583.33	0.00	3,166.66	3,166.66	19,000.00
08530 Hurricane Expense	0.00	416.66	416.66	0.00	833.32	833.32	5,000.00
Site Improvement Total	0.00	4,083.32	4,083.32	0.00	8,166.64	8,166.64	49,000.00
Utilities							
08910 Electricity	594.45	508.33	(86.12)	1,166.20	1,016.66	(149.54)	6,100.00
08930 Water & Sewer	303.63	141.67	(161.96)	575.05	283.34	(291.71)	1,700.00
08990 Guardhouse Telephone	597.25	266.66	(330.59)	916.45	533.32	(383.13)	3,200.00
Utilities Total	1,495.33	916.66	(578.67)	2,657.70	1,833.32	(824.38)	11,000.00
Maintenance							
09005 Repairs & Maintenance	1,089.20	2,083.33	994.13	2,609.87	4,166.66	1,556.79	25,000.00
Maintenance Total	1,089.20	2,083.33	994.13	2,609.87	4,166.66	1,556.79	25,000.00
Contract Services							
09610 Lawn Service	2,400.00	2,500.00	100.00	4,800.00	5,000.00	200.00	30,000.00
09645 Irrigation Repair	1,470.00	458.33	(1,011.67)	2,875.00	916.66	(1,958.34)	5,500.00
09650 Security Guard Service	16,787.88	17,083.33	295.45	38,441.76	34,166.66	(4,275.10)	205,000.00
09656 Gate Repair	2,707.31	509.00	(2,198.31)	2,707.31	1,018.00	(1,689.31)	6,108.00
09665 Fountain Maintenance	0.00	583.33	583.33	0.00	1,166.66	1,166.66	7,000.00
09750 Pest Control - Lawn	561.60	333.33	(228.27)	561.60	666.66	105.06	4,000.00
09850 Janitorial Services	496.00	583.33	87.33	983.00	1,166.66	183.66	7,000.00
Contract Services Total	24,422.79	22,050.65	(2,372.14)	50,368.67	44,101.30	(6,267.37)	264,608.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserves							
09915 Reserves - Pavement	0.00	6,196.67	6,196.67	6,196.67	12,393.34	6,196.67	74,360.00
Reserves Total	0.00	6,196.67	6,196.67	6,196.67	12,393.34	6,196.67	74,360.00
Total Expense	54,984.11	60,153.78	5,169.67	93,091.14	99,307.56	6,216.42	490,846.00
Net Income	6,859.89	(19,249.95)	26,109.84	11,012.86	(17,499.90)	28,512.76	0.00