

WOODSIDE H.O.A.

Run Date: 05/04/2026

Run Time: 07:53 AM

BALANCE SHEET

As of: 04/30/2026

Assets

Account #	Account Name	Total
Asset		
01030	Valley National Bank Operating	\$25,744.90
01040	Valley National Bank Reserve	\$210,412.16
01050	Valley National Bank Sec Dep	\$36,280.00
01065	Fidelity Investments	\$888,794.95
01310	Accounts Receivable	\$45,198.10
	ASSET TOTAL:	<u>\$1,206,430.11</u>
	TOTAL ASSETS:	<u>\$1,206,430.11</u>

Liabilities

Account #	Account Name	Total
Liability		
03310	Prepaid Owner Assessments	\$40,237.97
03340	Lease Deposits	\$36,780.00
	LIABILITY TOTAL:	<u>\$77,017.97</u>
	TOTAL LIABILITIES:	<u>\$77,017.97</u>

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Painting	\$20,000.54
05020	Reserves - Pavement	\$615,233.35
05040	Reserves -Betterment & Improve	\$289,378.66
05045	Reserves - Cable Income	\$66,545.73
05200	Reserve Interest	\$108,048.83
	RESERVES TOTAL:	<u>\$1,099,207.11</u>
Members		
Equity		
05510	Prior Year Net Inc./Loss	\$15,719.37
	MEMBERS EQUITY TOTAL:	<u>\$15,719.37</u>
	Current Year Net Income/(Loss)	\$14,485.66
	TOTAL EQUITY:	<u>\$1,129,412.14</u>
	TOTAL LIABILITIES AND EQUITY:	<u>\$1,206,430.11</u>

WOODSIDE H.O.A.

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INCOME STATEMENT

Start: 04/01/2026 | End: 04/30/2026

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	163,620.00	163,615.32	4.68	490,846.00
06340 Late Fee Income	545.00	0.00	545.00	2,315.00	0.00	2,315.00	0.00
06350 Legal Fees Reimbursement	1,132.06	0.00	1,132.06	1,132.06	0.00	1,132.06	0.00
06360 Gate Opener Income	30.00	0.00	30.00	1,154.00	0.00	1,154.00	0.00
06380 Owner Admin. Fees Income	0.00	0.00	0.00	1,500.00	0.00	1,500.00	0.00
06390 Owner Interest Income	418.47	0.00	418.47	418.47	0.00	418.47	0.00
06925 Transfer From Reserve	0.00	0.00	0.00	20,000.00	0.00	20,000.00	0.00
Income Total	43,030.53	40,903.83	2,126.70	190,139.53	163,615.32	26,524.21	490,846.00
Total Income	43,030.53	40,903.83	2,126.70	190,139.53	163,615.32	26,524.21	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	10,553.00	10,553.00	0.00	31,659.00
07020 Accounting Fees	250.00	164.58	(85.42)	2,450.00	658.32	(1,791.68)	1,975.00
07160 Legal Fees	0.00	416.66	416.66	193.50	1,666.64	1,473.14	5,000.00
07282 Insurance Multi-Peril	0.00	0.00	0.00	23,362.58	21,000.00	(2,362.58)	21,000.00
07320 Administration Expenses	610.55	375.00	(235.55)	4,031.82	1,500.00	(2,531.82)	4,500.00
07445 Annual Corp. Report	0.00	5.16	5.16	61.25	20.64	(40.61)	62.00
07990 Bad Debt Expense	0.00	223.50	223.50	0.00	894.00	894.00	2,682.00
General & Administrative Total	3,498.80	3,823.15	324.35	40,652.15	36,292.60	(4,359.55)	66,878.00
Site Improvement							
08510 Landscaping	0.00	2,083.33	2,083.33	0.00	8,333.32	8,333.32	25,000.00
08520 Trees Trimming	0.00	1,583.33	1,583.33	0.00	6,333.32	6,333.32	19,000.00
08530 Hurricane Expense	0.00	416.66	416.66	0.00	1,666.64	1,666.64	5,000.00
Site Improvement Total	0.00	4,083.32	4,083.32	0.00	16,333.28	16,333.28	49,000.00
Utilities							
08910 Electricity	441.30	508.33	67.03	2,083.60	2,033.32	(50.28)	6,100.00
08930 Water & Sewer	287.52	141.67	(145.85)	1,166.20	566.68	(599.52)	1,700.00
08990 Guardhouse Telephone	41.15	266.66	225.51	1,276.81	1,066.64	(210.17)	3,200.00
Utilities Total	769.97	916.66	146.69	4,526.61	3,666.64	(859.97)	11,000.00
Maintenance							
09005 Repairs & Maintenance	322.10	2,083.33	1,761.23	2,931.97	8,333.32	5,401.35	25,000.00
Maintenance Total	322.10	2,083.33	1,761.23	2,931.97	8,333.32	5,401.35	25,000.00
Contract Services							
09610 Lawn Service	2,725.00	2,500.00	(225.00)	9,925.00	10,000.00	75.00	30,000.00
09645 Irrigation Repair	0.00	458.33	458.33	3,995.00	1,833.32	(2,161.68)	5,500.00
09650 Security Guard Service	20,984.85	17,083.33	(3,901.52)	80,387.12	68,333.32	(12,053.80)	205,000.00
09656 Gate Repair	415.85	509.00	93.15	6,623.94	2,036.00	(4,587.94)	6,108.00
09665 Fountain Maintenance	0.00	583.33	583.33	0.00	2,333.32	2,333.32	7,000.00
09750 Pest Control - Lawn	0.00	333.33	333.33	842.40	1,333.32	490.92	4,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
09850 Janitorial Services	0.00	583.33	583.33	983.00	2,333.32	1,350.32	7,000.00
Contract Services Total	24,125.70	22,050.65	(2,075.05)	102,756.46	88,202.60	(14,553.86)	264,608.00
Reserves							
09915 Reserves - Pavement	6,196.67	6,196.67	0.00	24,786.68	24,786.68	0.00	74,360.00
Reserves Total	6,196.67	6,196.67	0.00	24,786.68	24,786.68	0.00	74,360.00
Total Expense	34,913.24	39,153.78	4,240.54	175,653.87	177,615.12	1,961.25	490,846.00
Net Income	8,117.29	1,750.05	6,367.24	14,485.66	(13,999.80)	28,485.46	0.00