

Woodrun V Community Association

Balance Sheet

As of October 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
1100 Cash in Bank - CA Operating	9,809.62
1105 TH Capital Reserves	
1110 TH Capital Reserve Checking	2,291.58
1111 TH Capital Reserve - First Bank	386,953.85
1112 TH Capital Reserve - First Bank CD	0.00
Total 1105 TH Capital Reserves	389,245.43
1115 Cash in Bank - Payroll	5,076.18
1117 Capital Reserves	
1118 Capital Reserve CA Checking	120,223.03
Total 1117 Capital Reserves	120,223.03
1120 Petty Cash	375.00
Total Bank Accounts	524,729.26
Accounts Receivable	
1210 A/R Homeowners TH Project	0.00
1410 A/R -- CA Homeowners	77,586.56
Total Accounts Receivable	77,586.56
Other Current Assets	
1260 Accts Rcvbl--I/H rentals	0.00
1265 Due from Operating	105,388.55
1310 A/R-Operating from SHO HK PR	0.00
1312 SA hourly	0.00
Total 1310 A/R-Operating from SHO HK PR	0.00
1320 Employee advances	0.00
1324 SA account deposit	4,000.00
1350 Accrued AR	0.00
1355 A/R-Operating-from SHO acct	0.00
1375 Suspense--Audit/dispute	0.00
1499 Undeposited Funds	0.00
1500 Prepaid Expenses	0.00
1600 Legal Retainer Held	10,000.00
2110 Payable to other WRV accounts	0.00
2120 Payroll Asset	0.00
Accrued Receivable - FAML I	0.00
Inventory for future sale	0.00
Loan to Phase III Utilities	0.00
Uncategorized Asset	0.00
Total Other Current Assets	119,388.55
Total Current Assets	721,704.37
Fixed Assets	
1700 Vehicle	6,508.10
1701 Honda Pilot '08 from reserves	23,829.07
1702 Subaru Impreza '13 from Reserve	9,564.05
1703 Nissan Frontier '10 from Res	14,611.29
1704 GMC Pickup '13 from Reserves	11,344.73
1705 2013 Suburban	21,575.00
1782 TH '03 Toyota Tundra from res	12,836.02
1790 Accum Dpr - Vehicle	(85,491.15)
Total 1700 Vehicle	14,777.11

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As of October 31, 2025

	<u>Total</u>
1780 TH Equipment Accounts	0.00
1760 Equipment	5,245.96
1781 TH Equipment	4,013.07
1789 TH Accum Dpr - Equipment	0.00
1795 Accum Dpr - Equipment	(9,259.03)
Total 1780 TH Equipment Accounts	0.00
Total Fixed Assets	14,777.11
TOTAL ASSETS	736,481.48
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	135,908.57
Total Accounts Payable	135,908.57
Other Current Liabilities	
2060 Accrued Accounts Payable	0.00
2064 Due to Capital Reserves - CA	(0.01)
2065 Due to Capital Reserves - TH PI/II	105,388.56
2066 Due to Capital Reserves - TH PIII	0.00
2100 Payroll Liabilities	0.00
2150 Loan-Alpine Bank line of Credit	0.00
2155 Loan from In House Rentals	0.00
Accrued FAMILI - Payable to Employees	0.00
Check cashing for homeowners	0.00
Deferred Assessments	0.00
Overpayment	0.00
Total Other Current Liabilities	105,388.55
Total Current Liabilities	241,297.12
Long-Term Liabilities	
2350 CA Capital Maintenance Fund	0.00
2354 Capital asset reserve	136,667.34
Total 2350 CA Capital Maintenance Fund	136,667.34
2355 TH Capital Replacement Fund	
2358 Phase I/II Capital Fund	517,130.16
2359 TH Phase III Capital Fund	29,447.79
2360 Alarm system replacement	0.00
Total 2355 TH Capital Replacement Fund	546,577.95
Total Long-Term Liabilities	683,245.29
Total Liabilities	924,542.41
Equity	
3900 Retained Earnings	(521,802.47)
3910 CA Retained Earnings	177,996.84
3920 TH Retained Earnings	71,282.59
Net Income	84,462.11
Total Equity	(188,060.93)
TOTAL LIABILITIES AND EQUITY	736,481.48

Woodrun V Community Association

Budget vs. Actuals

November 2024 - October 2025

	Actual	Budget	over Budget	% of Budget	Ref #:	Annual Budget
Scope: \$10,000 & 15%						
Income						
4100 Operating Assessments						
4101 Operating Assessment Income	1,877,651.67	1,877,651.88	(0.21)	100.00%		1,877,651.88
4130 Operating Assessment Income - CAM	590,994.36	590,994.36	0.00	100.00%		590,994.36
Total 4100 Operating Assessments	2,468,646.03	2,468,646.24	(0.21)	100.00%		2,468,646.24
4200 Capital Reserve Assessments						
4210 CA Capital Reserves Assessment Income	72,099.61	72,100.00	(0.39)	100.00%		72,100.00
4220 TH PI/PII Capital Reserves Assessment Income	80,699.20	80,699.20	0.00	100.00%		80,699.20
4230 TH PIII Capital Reserves Assessment Income	29,012.04	29,012.00	0.04	100.00%		29,012.00
4240 TH PIII Reserves Special Assessment Income	160,000.04	160,000.00	0.04	100.00%		160,000.00
Total 4200 Capital Reserve Assessments	341,810.89	341,811.20	(0.31)	100.00%		341,811.20
4790 Finance Charge Income	6,312.48	0.00	6,312.48	100.00%		0.00
4800 Interest Income - Checking	274.86	0.00	274.86	100.00%		0.00
4990 Document Fee Revenue	417.05	0.00	417.05	100.00%		0.00
Total Income	2,817,461.31	2,810,457.44	7,003.87	100.25%		2,810,457.44
Gross Profit	2,817,461.31	2,810,457.44	7,003.87	100.25%		2,810,457.44
Expenses						
501 Employee Expense						
5100 General Labor	905,917.40	892,326.75	13,590.65	101.52%		892,326.75
5124 Payroll Expenses	29,411.04	30,071.39	(660.35)	97.80%		30,071.39
5125 Payroll Taxes	90,835.99	81,201.73	9,634.26	111.86%		81,201.73
5126 Workers Compensation Insurance	11,053.59	11,332.58	(278.99)	97.54%		11,332.58
5128 FAMI Insurance	3,557.58	5,800.10	(2,242.52)	61.34%		5,800.10
5129 Employment Recruitment	10,556.97	1,500.00	9,056.97	703.80%		1,500.00
5250 Employee Benefits						
5251 Medical Benefits	46,877.65	36,289.84	10,587.81	129.18%	1	36,289.84
5254 Employee Events	2,081.39	3,600.00	(1,518.61)	57.82%		3,600.00
5257 Wellness Benefit	1,260.00	1,680.00	(420.00)	75.00%		1,680.00
Total 5250 Employee Benefits	50,219.04	41,569.84	8,649.20	120.81%		41,569.84
5255 Retirement Benefit	24,000.00	24,000.00	0.00	100.00%		24,000.00
5290 Continuing Ed/ Pro Affiliations	744.00	1,200.00	(456.00)	62.00%		1,200.00
5355 Uniforms	5,625.52	7,000.00	(1,374.48)	80.36%		7,000.00
Total 501 Employee Expense	1,131,921.13	1,096,002.39	35,918.74	103.28%		1,096,002.39
502 Accounting						
5113 Bookkeeping	32,383.15	21,720.00	10,663.15	149.09%	2	21,720.00
5153 Tax accounting/bank fees	26,380.73	8,800.00	17,580.73	299.78%	3	8,800.00
Total 502 Accounting	58,763.88	30,520.00	28,243.88	192.54%		30,520.00
503 Maintenance (non-employee)						
5120 Janitorial	22,993.04	10,320.00	12,673.04	222.80%	4	10,320.00
5311 Landscaping/Irrigation Supplies	7,709.85	3,000.00	4,709.85	257.00%		3,000.00
5312 Landscaping/Irrigation Services	48,476.54	30,250.00	18,226.54	160.25%	5	30,250.00
5325 Pool Services & Supplies	12,961.08	5,000.00	7,961.08	259.22%		5,000.00
5330 Snow Removal	39,556.00	45,000.00	(5,444.00)	87.90%		45,000.00
5336 Maintenance & Repairs -other	17,840.07	20,000.00	(2,159.93)	89.20%		20,000.00
5346 Backflow testing	4,020.00	2,300.00	1,720.00	174.78%		2,300.00
5347 Window cleaning	6,500.00	6,500.00	0.00	100.00%		6,500.00
5348 Pest control	3,912.00	3,912.00	0.00	100.00%		3,912.00
5353 Chimney cleaning	2,396.00	2,000.00	396.00	119.80%		2,000.00
5354 Fire extinguisher service	1,549.95	2,000.00	(450.05)	77.50%		2,000.00
5356 Gutter cleaning	3,115.00	3,200.00	(85.00)	97.34%		3,200.00
Total 503 Maintenance (non-employee)	171,029.53	133,482.00	37,547.53	128.13%		133,482.00
504 Insurance (non-employee)						
5130 Insurance(Casualty/Liabil/D&O)	800,968.34	945,246.11	(144,277.77)	84.74%		945,246.11
5131 Insurance Finance Charges	30,028.84	0.00	30,028.84	100.00%		0.00
Total 504 Insurance (non-employee)	830,997.18	945,246.11	(114,248.93)	87.91%	6	945,246.11

Woodrun V Community Association

Budget vs. Actuals

November 2024 - October 2025

Scope: \$10,000 &
15%

	Actual	Budget	over Budget	% of Budget	Ref #:	Annual Budget
505 Common Utilities/Storage						
5170 Natural Gas	21,444.38	26,483.16	(5,038.78)	80.97%		26,483.16
5196 Fire alarm annual service	13,798.30	13,500.00	298.30	102.21%		13,500.00
5197 Alarm monitoring	5,389.71	1,511.96	3,877.75	356.47%		1,511.96
5230 Electricity	44,057.81	47,341.33	(3,283.52)	93.06%		47,341.33
5235 Trash removal	11,782.92	11,521.47	261.45	102.27%		11,521.47
5240 Water & Sanitation	82,708.45	80,805.22	1,903.23	102.36%		80,805.22
5245 Cable TV/ Internet	56,589.74	42,127.39	14,462.35	134.33%	7	42,127.39
5383 Leased storage/oper exp	2,423.36	5,632.45	(3,209.09)	43.02%		5,632.45
Total 505 Common Utilities/Storage	238,194.67	228,922.98	9,271.69	104.05%		228,922.98
506 Vehicle Gas & Maintenance						
5374 Gas and Oil	16,013.21	15,000.00	1,013.21	106.75%		15,000.00
5375 Vehicle Maintenance	16,730.13	22,200.00	(5,469.87)	75.36%		22,200.00
Total 506 Vehicle Gas & Maintenance	32,743.34	37,200.00	(4,456.66)	88.02%		37,200.00
507 Materials (Common maint/admin)						
5161 Postage/Office Supplies						
5165 Office Supplies	2,637.95	5,000.00	(2,362.05)	52.76%		5,000.00
5166 Postage	1,204.42	1,200.00	4.42	100.37%		1,200.00
Total 5161 Postage/Office Supplies	3,842.37	6,200.00	(2,357.63)	61.97%		6,200.00
5340 Maint & Hskpg Supplies						
5341 Maintenance Supplies	22,598.34	30,300.00	(7,701.66)	74.58%		30,300.00
5342 Housekeeping Supplies	14,339.26	21,999.96	(7,660.70)	65.18%		21,999.96
Total 5340 Maint & Hskpg Supplies	36,937.60	52,299.96	(15,362.36)	70.63%		52,299.96
Total 507 Materials (Common maint/admin)	40,779.97	58,499.96	(17,719.99)	69.71%		58,499.96
508 Communications						
5200 Telephone						
5201 Cell phones	992.81	1,560.00	(567.19)	63.64%		1,560.00
5203 Office phones	6,804.40	4,020.00	2,784.40	169.26%		4,020.00
5205 Phone repairs	240.00	300.00	(60.00)	80.00%		300.00
Total 5200 Telephone	8,037.21	5,880.00	2,157.21	136.69%		5,880.00
5207 Radios	0.00	1,000.00	(1,000.00)	0.00%		1,000.00
5210 Tech support	10,301.04	10,000.00	301.04	103.01%		10,000.00
Total 508 Communications	18,338.25	16,880.00	1,458.25	108.64%		16,880.00
509 Amenities						
5367 Lobby beverage service	2,500.46	4,000.00	(1,499.54)	62.51%		4,000.00
5369 Owner gifts and courtesies	1,065.38	2,500.00	(1,434.62)	42.62%		2,500.00
5370 UPS daily pickup access	1,979.52	1,710.80	268.72	115.71%		1,710.80
5376 Holiday decor	15,267.00	12,747.00	2,520.00	119.77%		12,747.00
5377 Special Account bookkeeping	26,411.55	17,160.00	9,251.55	153.91%		17,160.00
Total 509 Amenities	47,223.91	38,117.80	9,106.11	123.89%		38,117.80
510 Legal and Professional						
5140 Legal	0.00	40,000.00	(40,000.00)	0.00%		40,000.00
5140-1 Roof Assessment Collections	46,617.16	0.00	46,617.16	100.00%		0.00
5140-2 Civil Right Allegation	7,362.00	0.00	7,362.00	100.00%		0.00
5140-3 Radon	9,824.56	0.00	9,824.56	100.00%		0.00
5140-4 HOA Lawsuit	28,149.96	0.00	28,149.96	100.00%		0.00
Total 5140 Legal	91,953.68	40,000.00	51,953.68	229.88%	8	40,000.00
5145 Board Expenses	1,527.67	10,500.00	(8,972.33)	14.55%		10,500.00
Total 510 Legal and Professional	93,481.35	50,500.00	42,981.35	185.11%		50,500.00
511 Miscellaneous			0.00			
5361 Licenses	94.00	165.00	(71.00)	56.97%		165.00
5362 Subscriptions	7,457.09	5,850.00	1,607.09	127.47%		5,850.00
Total 511 Miscellaneous	7,551.09	6,015.00	1,536.09	125.54%		6,015.00
5380 Depreciation Expense						
5381 Capital Reserve - CA	72,099.93	72,100.00	(0.07)	100.00%		72,100.00
5382 Capital Reserve - TH PI/PII	80,699.30	80,699.20	0.10	100.00%		80,699.20
5384 Capital Reserve - TH PIII	29,012.00	29,012.00	0.00	100.00%		29,012.00
5385 Capital Reserve - TH PIII Special	160,000.00	160,000.00	0.00	100.00%		160,000.00
Total Expenses	3,012,835.53	2,983,197.44	29,638.09	100.99%		2,983,197.44
Net Operating Income	(195,374.22)	(172,740.00)	(22,634.22)	113.10%		(172,740.00)

Woodrun V Community Association

Budget vs. Actuals

November 2024 - October 2025

	Actual	Budget	over Budget	% of Budget	Ref #:	Annual Budget
Scope: \$10,000 & 15%						
Other Income						
6000 Recoverable Expense-HO/TH	52,941.58	55,500.00	(2,558.42)	95.39%		55,500.00
6012 Sale of Vehicle	1,500.00	0.00	1,500.00	100.00%		0.00
6015 Recoverable-Rental admin/exp	117,240.00	117,240.00	0.00	100.00%		117,240.00
6016 ERC Refund Revenue	116,617.67	0.00	116,617.67	100.00%	9	0.00
6020 Utility/insurance rebates						
6021 Utility rebates	1,537.08	0.00	1,537.08	100.00%		0.00
6023 Insurance Settlements	18,000.00	0.00	18,000.00	100.00%	10	0.00
Total 6020 Utility/insurance rebates	19,537.08	0.00	19,537.08	100.00%		0.00
6080 Roof Special Assessment	0.00	0.00	0.00	0.00%		0.00
Total Other Income	307,836.33	172,740.00	135,096.33	178.21%		0.00
Other Expenses						
6723 Insurance Settlement Expense	28,000.00	0.00	28,000.00	100.00%	11	0.00
Total Other Expenses	28,000.00	0.00	28,000.00	100.00%		172,740.00
Net Other Income	279,836.33	172,740.00	107,096.33	162.00%		172,740.00
Net Income	84,462.11	0.00	84,462.11	100.00%		0.00

Woodrun V Community Association Variance Explanations

Scope: Over/Under Budget by \$10,000 AND 15%

Ref #	Account	Explanation
Expenses		
1	5251 Medical Benefits	Medical Benefits is over budget \$10,588 due to disability insurance was not included during the initial budgeting process. This omission occurred because it was not identified at the time of budget development.
2	5113 Bookkeeping	Bookkeeping is \$10,663 over budget due to the additional time required for record accuracy, efforts to unravel and simplify old processes, and the extra meetings needed to address key issues like insurance and complete the budget process with full team alignment.
3	5153 Tax accounting/bank fees	Tax Accounting/Bank Fees is over budget by \$17,577 due to a fee paid to Omega for services related to an agreement made prior to the current staff's employment. The contract was for the collection of the Employee Retention Credit (ERC) upon receipt of funds from the IRS. The corresponding ERC refund is recorded under Other Income.
4	5120 Janitorial	Janitorial is over budget by \$8,637 due to more consistent tracking of housekeeping hours dedicated to cleaning the Arrival Center.
5	5312 Landscaping/Irrigation Services	Landscaping/Irrigation Services is over budget \$18,227 due to additional weed control implemented in response to board feedback received in the spring. Other unanticipated expenses this year included tree removal, irrigation system repairs, and the installation of new irrigation controllers throughout the property.
6	504 Insurance (non-employee)	Total 504 Insurance (Non-Employee) reflects the actual versus budgeted insurance costs for fiscal year 2024–2025. Insurance is currently under budget by \$124,075 through the third quarter. The budget was approved by the Board before an insurance quote was available. Although the final quote was received prior to homeowner ratification, the budget had already been presented and approved. The Board chose to allocate the surplus toward prior year losses to help mitigate the need for future special assessments. A full reconciliation will be completed before fiscal year-end to ensure proper application of these funds.
7	5245 Cable TV/ Internet	Cable TV/Internet is over budget by \$7,765 due to a decision to update the bulk contract to include internet service only. This change was made to help reduce owners' recurring utility expenses.
8	5140 Legal	Legal is over budget by \$24,177 due to delayed billing from the HOA attorney. The attorney held invoices until the lawsuit involving a few homeowners was settled. These invoices have now been received and paid.
9	6016 ERC Refund Revenue	ERC Refund Revenue totaled \$116,618. This represents the final refund received under the terms of the contract with Omega.
10	6023 Insurance Settlements	Insurance Settlements reflect a refund of \$18,000 was received to partially offset a legal settlement expense of \$28,000 paid to a former employee.
11	6723 Insurance Settlement Expense	Insurance Settlement Expense came in at \$28,000 which was paid to a former employee following the resolution of an employment-related matter.