



Woodlands Homeowners Association

Monthly Statement of Income and Expenses

Reporting Period: 1-31 October 2025

Monthly Income and Expense Report

WFOA Inc.

For the period ended October 31, 2025



Prepared on

November 6, 2025

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Monthly Income and Expense Report

As of October 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
Bill.com Money Out Clearing	-50.00
Checking	270,905.71
Money Market	255,894.14
Reserve Account - Sunmark	0.00
Total Bank Accounts	526,749.85
Accounts Receivable	
Accounts Receivable	0.00
Total Accounts Receivable	0.00
Other Current Assets	
Assessment Refunds	-555.56
Prepaid Expense	0.00
Returned Check	0.00
Uncategorized Asset	0.00
Undeposited Funds	0.00
Total Other Current Assets	-555.56
Total Current Assets	526,194.29
Fixed Assets	
Accumulated Depreciation	-100,000.00
Improvements	100,000.00
Total Fixed Assets	0.00
TOTAL ASSETS	\$526,194.29
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	0.00
Other Current Liabilities	
Prepaid Assessments	0.00
Total Other Current Liabilities	0.00
Total Current Liabilities	0.00
Total Liabilities	0.00
Equity	
Paid in Capital	1,415.57
Retained Earnings	751,762.52
Net Income	-226,983.80

	Total
Total Equity	526,194.29
TOTAL LIABILITIES AND EQUITY	\$526,194.29

Monthly Income and Expense Report Detail

October 1-31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Assessment Fees	
Sanford PI(\$180)Assess Fee	
2025 Sanford PI(\$180) Assess Fe	180.00
2026 Sanford PI(\$180) Assess Fe	1,980.00
Total for Sanford PI(\$180)Assess Fee	\$2,160.00
Woodland(1/2 \$360)Assess Fee	
2025 Woodland (1/2 \$360) Assess Fee	408.33
Total for Woodland(1/2 \$360)Assess Fee	\$408.33
Woodland(\$360) Assess Fee	
2024 Woodland(\$360) Assess Fee	1,500.06
2025 Woodlands (\$360) Assess Fee	360.00
2026 Woodlands (\$360) Assess Fee	35,965.10
Total for Woodland(\$360) Assess Fee	\$37,825.16
Woodland(\$500 Sale) Initiation	3,500.00
Total for Assessment Fees	\$43,893.49
Finance Charges	37.67
Late Fees	68.00
Services	0.00
Unapplied Cash Payment Income	-3,255.10
Total for Income	\$40,744.06
Cost of Goods Sold	
Gross Profit	\$40,744.06
Expenses	
Administrative Expenses	
Accounting Services	1,000.00
Bank Service Charges	-15.00
Credit Card Processing Fee	719.24
Janitorial Services	800.00
Legal Fees	300.00
Newsletter	1,087.30
Office Supplies	336.60
Utilities	
Electricity	201.11
Gas	268.31
Water - Irrigation	408.49
Total for Utilities	\$877.91

DISTRIBUTION ACCOUNT	TOTAL
Total for Administrative Expenses	\$5,106.05
Advertising	217.00
Unapplied Cash Bill Payment Expense	-500.00
Work Order Expenses	\$1,350.00
Christmas Decorations	6,750.00
Total for Work Order Expenses	\$8,100.00
Total for Expenses	\$12,923.05
Net Operating Income	\$27,821.01
Other Income	
Interest Income	55.70
Total for Other Income	\$55.70
Other Expenses	
Community Event	500.00
Federal Income Tax	-55.00
Meetings	50.00
Taxes - Federal	55,711.00
Taxes - State	10,661.00
Total for Other Expenses	\$66,867.00
Net Other Income	-\$66,811.30
Net Income	-\$38,990.29