

Woodbridge Townhome Owners Assoc

Balance Sheet
As of 06/30/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1020	AAB - Operating	29,865.69			29,865.69
1210	PPCU-Savings Reserve		10.49		10.49
1212	PPCU - Reserve MMA		41.71		41.71
1220	AAB - Reserve		195,542.44		195,542.44
1310	Assmts Recv	305.00			305.00
	TOTAL ASSETS	30,170.69	195,594.64	.00	225,765.33
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2020	Prepaid Owner Assessments	5,328.66			5,328.66
	Subtotal Current Liab.	5,328.66	.00	.00	5,328.66
RESERVES:					
2320	Undesignated Reserves		55,594.64		55,594.64
2325	Siding Reserve		30,000.00		30,000.00
2330	Asphalt Reserve		10,000.00		10,000.00
2335	Waterfall Reserve		5,000.00		5,000.00
2340	Roof Reserve		50,000.00		50,000.00
2345	Painting Reserve		30,000.00		30,000.00
2350	Landscape Reserve		5,000.00		5,000.00
2355	Deck Reserve		10,000.00		10,000.00
	Subtotal Rewerves	.00	195,594.64	.00	195,594.64
EQUITY:					
3415	Retained Earnings	3,907.21			3,907.21
	Current Year Net Income/(Loss)	20,934.82	.00	.00	20,934.82
	Subtotal Equity	24,842.03	.00	.00	24,842.03
	TOTAL LIABILITIES & EQUITY	30,170.69	195,594.64	.00	225,765.33

Woodbridge Townhome Owners Assoc

Reserve Statement
As of 06/30/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Undesignated Reserves	0.00	55,594.64	0.00	55,594.64
Siding Reserve	0.00	30,000.00	0.00	30,000.00
Asphalt Reserve	0.00	10,000.00	0.00	10,000.00
Waterfall Reserve	0.00	5,000.00	0.00	5,000.00
Roof Reserve	0.00	50,000.00	0.00	50,000.00
Painting Reserve	0.00	30,000.00	0.00	30,000.00
Landscape Reserve	0.00	5,000.00	0.00	5,000.00
Deck Reserve	0.00	10,000.00	0.00	10,000.00
Subtotal Reserves	0.00	195,594.64	0.00	195,594.64
TOTAL RESERVES	0.00	195,594.64	0.00	195,594.64

Woodbridge Townhome Owners Assoc

Income/Expense Statement
Period: 06/01/18 to 06/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
03510	Assessment Income	18,880.00	18,880.00	.00	113,280.00	113,280.00	.00	226,560.00
03590	Misc Owner Income	10.00	.00	10.00	20.00	.00	20.00	.00
03595	Warrenty Reimbursement	(2,200.00)	.00	(2,200.00)	.00	.00	.00	.00
04010	Operating Account Interest	3.79	.00	3.79	6.54	.00	6.54	.00
04020	Reserve Account Interest	127.83	.00	127.83	449.74	.00	449.74	.00
04210	Reserve Transfer	(2,169.17)	(2,169.17)	.00	(13,069.60)	(13,015.02)	(54.58)	(26,030.00)
04212	Reserve Interest Transfer	(127.83)	.00	(127.83)	(411.52)	.00	(411.52)	.00
	Total Income	14,524.62	16,710.83	(2,186.21)	100,275.16	100,264.98	10.18	200,530.00
EXPENSES								
Administrative Expenses								
04510	Management Fees	1,350.00	1,554.17	204.17	8,916.68	9,325.02	408.34	18,650.00
04520	General Administrative Exp	82.82	33.33	(49.49)	578.71	199.98	(378.73)	400.00
04525	Bank Charges	10.00	.00	(10.00)	20.00	.00	(20.00)	.00
04530	Website Expense	.00	41.67	41.67	95.88	250.02	154.14	500.00
04680	Legal Fees	.00	83.33	83.33	312.71	499.98	187.27	1,000.00
04690	Tax Return/Review	900.00	.00	(900.00)	900.00	1,000.00	100.00	1,000.00
04715	Community/Social Events	.00	33.33	33.33	.00	199.98	199.98	400.00
	Administrative Expenses	2,342.82	1,745.83	(596.99)	10,823.98	11,474.98	651.00	21,950.00
Insurance & Taxes								
05260	Insurance - General Liability	2,657.08	3,729.58	1,072.50	13,280.40	22,377.48	9,097.08	44,755.00
05270	Insurance - Workers Comp	.00	.00	.00	(49.00)	.00	49.00	.00
	Insurance & Taxes	2,657.08	3,729.58	1,072.50	13,231.40	22,377.48	9,146.08	44,755.00
Utilities								
05660	Utilities - Electric	285.85	291.67	5.82	1,412.21	1,750.02	337.81	3,500.00
05670	Utilities - Water	4,252.46	8,000.00	3,747.54	8,438.21	15,210.00	6,771.79	32,000.00
05710	Trash Removal	744.00	791.67	47.67	4,748.77	4,750.02	1.25	9,500.00
	Utilities	5,282.31	9,083.34	3,801.03	14,599.19	21,710.04	7,110.85	45,000.00
Landscape Expenses								
06360	Community Area Lighting	250.00	416.67	166.67	1,565.99	2,500.02	934.03	5,000.00
06410	Asphalt	(2,455.00)	.00	2,455.00	4,130.00	3,500.00	(630.00)	7,000.00
06420	Snow Removal	.00	.00	.00	2,581.25	5,000.00	2,418.75	12,000.00
06425	Concrete	2,455.00	2,000.00	(455.00)	2,455.00	4,000.00	1,545.00	6,000.00
06430	Waterfall Maintenance	40.14	500.00	459.86	40.14	500.00	459.86	500.00
06440	Landscape Maintenance Contrac	2,676.67	2,575.67	(101.00)	16,060.02	15,454.02	(606.00)	30,908.00
06480	Landscape Maintenance/Repair	9,324.54	1,166.67	(8,157.87)	10,459.31	7,000.02	(3,459.29)	14,000.00

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Income/Expense Statement

Period: 06/01/18 to 06/30/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
06490	Flowers	.00	.00	.00	224.17	.00	(224.17)	.00
06530	Sprinkler/Irrigation Repair	1,115.00	1,000.00	(115.00)	1,138.99	2,417.00	1,278.01	5,417.00
06580	Contingency Expense	.00	83.33	83.33	161.91	499.98	338.07	1,000.00
07410	Building Maintenance	.00	.00	.00	100.00	.00	(100.00)	.00
07430	General Maintenance	.00	83.33	83.33	383.70	499.98	116.28	1,000.00
07440	Roof Repairs	(2,200.00)	41.67	2,241.67	(2,200.00)	250.02	2,450.02	500.00
07450	Gutter Maintenance & Repair	26.39	1,000.00	973.61	1,975.29	2,000.00	24.71	5,000.00
07470	Exterior Painting	.00	.00	.00	.00	250.00	250.00	500.00
07480	Deck Maintenance & Repair	680.00	.00	(680.00)	1,610.00	.00	(1,610.00)	.00
	Landscape Expenses	11,912.74	8,867.34	(3,045.40)	40,685.77	43,871.04	3,185.27	88,825.00
	Total Operating Expenses	22,194.95	23,426.09	1,231.14	79,340.34	99,433.54	20,093.20	200,530.00
	Current Year Net Income (Loss)	(7,670.33)	(6,715.26)	(955.07)	20,934.82	831.44	20,103.38	.00