

WOODBRIIDGE TOWNHOME OWNER'S ASSOCIATION, INC

October 18, 2015

RE: Treasurer's Report for October 31, 2015

TO ALL BOARD MEMBERS:

Balance Sheet:

- Our total cash balance is \$15,480. All bills for the painting and siding restoration have been paid. At the end of September 2015, our reserve balance had a total of \$64,002. This was \$2,875 more than September due to the transfer of our budgeted amount of income to reserves from our operating account.

Income/Expenses:

- **Monthly assessment income:** Year-to-date, we are currently above in our monthly assessment line item by \$2,360. **ABOVE** budget means that some of our delinquent accounts are being collected. **BELOW** budget means not everyone is paying on time and is behind. The BOD is constantly monitoring this area to ensure everyone pays their monthly assessment.
- **Total expenses:**

We have had a good year with respect to expenses due to huge savings in water. In total, we are \$15,135 under spent as compared to our budget. However, we are over budget in a few areas. **Snow removal** is over (year-to-date) by \$3,033 which also puts us over our total annual budget by \$1,533. Thus, we will need to curtail some spending in other areas this summer to have a reserve for this fall's snow season. January and February 2015 were very unusual from the past several years with snow fall. **Trash** is over by \$1,172. Steve Kouri did check to see if another trash company can give us a better price. Unfortunately Waste Management is competitive with the other companies. **Insurance:** This area is in a state of flux. The carrier we currently had decided not to renew our policy for another year. We have now switched to Travelers Insurance. The premiums will increase from what we had by about \$700 per month or \$8,400 per year. Thus, we will be over budget by the end of the year. The exact amount is yet to be determined. **Concrete Repairs:** This area is over for the year by \$2,130. We had a homeowner that had severe water issues from the front entry way, so a complete new entryway was needed. Fortunately our water consumption has been very low so far this year, so a huge savings is occurring in this line item that has an annual budget of \$32,000. So far we have only spent \$18,747 and we are under budget by \$7,919 at this point. By years end, we could be nearly \$12,000 under budget. September and part of October were not good months for water savings due to very little rain. We had hoped for more rain and more savings.

Bob Jones
Treasurer

Courtney & **C**ourtney

-Managed by-
Courtney & Courtney
4740 Flintridge Dr, Ste 201
Colorado Springs, CO 80918

PHONE 719-260-8216
FAX 719-494-1219
EMAIL steve.kouri@courtneyandcourtney.com
WEB SITE courtneyandcourtney.com

Balance Sheet

Saturday, October 31, 2015

Woodbridge HOA

Cash Accounting Year Starts January 1, 2015

ASSETS

Current Assets

Checking/Savings

1010 US Bank - Operating WT \$12,848.92
1011 Special Assessment Funds \$2,631.96

Total Checking/Savings \$15,480.88

1012 Insurance Recovery Sign \$14,000.54

Total Current Assets \$29,481.42

Checking/Savings

Total Reserves

1015 US Bank - Reserves .04% \$63,950.24
1033 PPCU - Savings \$10.49
1022 PPCU-MM \$41.71

Total Total Reserves \$64,002.44

Total Checking/Savings \$64,002.44

TOTAL ASSETS \$93,483.86

LIABILITIES

Current Liabilities

2150 Pre Paid Assessments \$6,204.67

Total Current Liabilities \$6,204.67

Long Term Liabilities

Reserve Allocation

5001 Siding (\$2,862.09)
5003 Roofs \$10,000.00
5020 Temp Unallocated Reserve \$54,531.89
5007 Asphalt \$1,166.64
5009 Concrete \$500.00
5011 Landscaping \$416.00
5015 Pond \$250.00

Total Reserve Allocation \$64,002.44

Total Long Term Liabilities \$64,002.44

TOTAL LIABILITIES \$70,207.11

EQUITY

Current Year Earnings

\$12,888.02

Capital

2900 Retained Earnings \$10,388.73

Total Capital \$10,388.73

TOTAL EQUITY \$23,276.75

TOTAL LIABILITIES AND EQUITY \$93,483.86

Unexpended Budget Report

Saturday, October 31, 2015

2015 Budget

Woodbridge HOA Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
Interest Income								
3032 Interest on Reserve Funds	2.68	0.00	2.68	30.13	0.00	30.13	0.00	(30.13)
3034 Interest on Operating Fun	3.44	0.00	3.44	64.65	0.00	64.65	0.00	(64.65)
Total Interest Income	6.12	0.00	6.12	94.78	0.00	94.78	0.00	(94.78)
3013 Spec Assess - Storm 2014	0.00	0.00	0.00	20,705.00	0.00	20,705.00	0.00	(20,705.00)
3072 Reserves IN	0.00	0.00	0.00	44,957.70	0.00	44,957.70	0.00	(44,957.70)
3010 Assessments	19,175.00	18,880.00	295.00	191,160.00	188,800.00	2,360.00	226,560.00	35,400.00
3020 Late Fees/Fines	0.00	33.33	(33.33)	0.00	333.33	(333.33)	400.00	400.00
3040 Insurance Recoveries	0.00	0.00	0.00	124,629.36	0.00	124,629.36	0.00	(124,629.36)
3060 Reserve Transfers	(2,873.75)	(2,873.75)	0.00	(28,737.50)	(28,737.50)	0.00	(34,485.00)	(5,747.50)
3070 Reserve Interest Transfer	(2.68)	0.00	(2.68)	(30.13)	0.00	(30.13)	0.00	30.13
Total Income	16,304.69	16,039.58	265.11	352,779.21	160,395.83	192,383.38	192,475.00	(160,304.21)
TOTAL INCOME	16,304.69	16,039.58	265.11	352,779.21	160,395.83	192,383.38	192,475.00	(160,304.21)
EXPENSES								
Expenses								
Administrative								
4019 Misc Admin Expense	0.00	41.66	(41.66)	147.28	416.67	(269.39)	500.00	352.72
4086 Meeting Expense	0.00	33.33	(33.33)	100.00	333.33	(233.33)	400.00	300.00
4012 Management Fees	1,475.00	1,475.00	0.00	14,750.00	14,750.00	0.00	17,700.00	2,950.00
4013 Assoc Legal Fees	0.00	250.00	(250.00)	37.65	2,500.00	(2,462.35)	3,000.00	2,962.35
4015 Audit/Tax Prep	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
4016 Copies/Postage & Faxes	94.42	33.33	61.09	350.70	333.33	17.37	400.00	49.30
Total Administrative	1,569.42	1,833.32	(263.90)	15,385.63	19,333.33	(3,947.70)	23,000.00	7,614.37
Insurance								
4021 Insurance	4,199.00	2,891.25	1,307.75	36,060.00	28,912.50	7,147.50	34,695.00	(1,365.00)
4023 Workman's Comp	(59.00)	0.00	(59.00)	(59.00)	0.00	(59.00)	0.00	59.00
Total Insurance	4,140.00	2,891.25	1,248.75	36,001.00	28,912.50	7,088.50	34,695.00	(1,306.00)
Utilities								

Unexpended Budget Report

Saturday, October 31, 2015

2015 Budget (Continued)

Woodbridge HOA Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses (Continued)								
Utilities (Continued)								
4032 Electricity	259.21	541.66	(282.45)	2,280.45	5,416.67	(3,136.22)	6,500.00	4,219.55
4033 Water/Sewer	6,638.94	2,666.66	3,972.28	18,747.52	26,666.67	(7,919.15)	32,000.00	13,252.48
Total Utilities	6,898.15	3,208.32	3,689.83	21,027.97	32,083.34	(11,055.37)	38,500.00	17,472.03
Maintenance								
4041 Storm Damage Repair	140,215.54	0.00	140,215.54	149,156.40	0.00	149,156.40	0.00	(149,156.40)
4042 Lighting	792.00	416.66	375.34	4,227.44	4,166.67	60.77	5,000.00	772.56
4043 Painting	180.00	41.66	138.34	276.69	416.67	(139.98)	500.00	223.31
4044 Gutter Repair/Maintenance	0.00	333.33	(333.33)	0.00	3,333.33	(3,333.33)	4,000.00	4,000.00
4045 Building Maint	0.00	166.66	(166.66)	2,774.77	1,666.67	1,108.10	2,000.00	(774.77)
4046 Roof Repair	0.00	41.66	(41.66)	0.00	416.67	(416.67)	500.00	500.00
4047 Landscape & Misc Grounds	2,390.00	1,525.00	865.00	9,767.13	15,250.00	(5,482.87)	18,300.00	8,532.87
4048 Grounds Contract	2,490.83	2,540.00	(49.17)	25,168.30	25,400.00	(231.70)	30,480.00	5,311.70
4049 Irrigation Repair	36.88	583.33	(546.45)	3,405.74	5,833.33	(2,427.59)	7,000.00	3,594.26
4051 Asphalt Repair	0.00	41.66	(41.66)	0.00	416.67	(416.67)	500.00	500.00
4052 Concrete Repair	0.00	250.00	(250.00)	5,130.00	2,500.00	2,630.00	3,000.00	(2,130.00)
4053 Pond Maint	21.89	708.33	(686.44)	4,071.89	7,083.33	(3,011.44)	8,500.00	4,428.11
4055 Snow Removal	0.00	750.00	(750.00)	10,533.00	7,500.00	3,033.00	9,000.00	(1,533.00)
4056 Trash Removal	642.38	541.66	100.72	6,589.53	5,416.67	1,172.86	6,500.00	(89.53)
4059 Contingency	0.00	83.33	(83.33)	1,068.00	833.33	234.67	1,000.00	(68.00)
Total Maintenance	146,769.52	8,023.28	138,746.24	222,168.89	80,233.34	141,935.55	96,280.00	(125,888.89)
Reserve Expenditures								
6015 Pond Reserve Expend	0.00	0.00	0.00	35,880.00	0.00	35,880.00	0.00	(35,880.00)
6003 Bldg Maint Reserve Expend	0.00	0.00	0.00	4,744.87	0.00	4,744.87	0.00	(4,744.87)
6004 Lighting Reserve Expendit	0.00	0.00	0.00	4,682.83	0.00	4,682.83	0.00	(4,682.83)
Total Reserve Expenditures	0.00	0.00	0.00	45,307.70	0.00	45,307.70	0.00	(45,307.70)
Total Expenses	159,377.09	15,956.17	143,420.92	339,891.19	160,562.51	179,328.68	192,475.00	(147,416.19)
TOTAL EXPENSES	159,377.09	15,956.17	143,420.92	339,891.19	160,562.51	179,328.68	192,475.00	(147,416.19)

Unexpended Budget Report

Saturday, October 31, 2015

NET INCOME (LOSS)	<u>(143,072.40)</u>	<u>83.41</u>	<u>(143,155.81)</u>	<u>12,888.02</u>	<u>(166.68)</u>	<u>13,054.70</u>	
UNEXPENDED (OVER EXPENDED)							<u>(12,888.02)</u>