

**WOODBRIIDGE TOWNHOME
OWNER'S ASSOCIATION, INC**

— MANAGED BY —
Courtney & Courtney

4740 Flintridge Drive – Suite 201
Colorado Springs, CO 80918

Phone: (719) **260-8216** FAX: (719) **494-1219**
e-mail: steve.kouri@courtneyandcourtney.com

May 17, 2012

RE: Treasurer's Report for April 30, 2012

TO ALL BOARD MEMBERS:

Balance Sheet:

- Our operating account cash balance is 22,655. This is about \$4,900 more than our April 2012 balance. Our cash balance will continue growing during the winter and early spring months since we have fewer bills to pay for landscaping, maintenance, repairs, and water. Our cash position is still very good for this time of year and is about \$1,250 more than what it was in April 2011.
- At the end of April 2012, our reserve balance was \$207,794.

Income/Expenses:

- **Monthly assessment income:** YTD is \$309 **BELOW** budget. **ABOVE** 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. The HOA Board is currently working with three homeowner's who are delinquent in their HOA monthly assessments.
- **Total expenses:** Overall, we are currently \$14,719 **BELOW** budget. We are in very good shape at this point.
- **Snow removal** is **over** budget by \$1,012, but that is understandable for this time of year. It will be come under during the summer and fall months.
- **Lighting** is **over** budget by \$1,447, however, this is due some electrical work that was done on our outside lawn lights in December 2011 that did not get paid until January 2012.
- **Pond maintenance** is slightly over by \$168, and this may pickup during the summer months due to other work that will occurring during this timeframe.
- All other areas are at or under budget at this time.

OVERALL, we are in good financial position.

Bob Jones
Treasurer

Balance Sheet

Monday, April 30, 2012

Woodbridge HOA

Cash Accounting Year Starts January 1, 2012

ASSETS

Current Assets

Checking/Savings

1010 US Bank - Operating \$22,655.46

Total Checking/Savings \$22,655.46

1201 Pre-Paid Pond Filter Exp (\$0.08)

Total Current Assets \$22,655.38

Checking/Savings

Total Reserves

1015 US Bank - Reserves \$15,850.38

1018 PPCU CD - 12 month \$90,751.15

1019 PPCU CD - 24 month \$101,182.34

1033 PPCU - Savings \$10.49

Total Total Reserves \$207,794.36

Total Checking/Savings \$207,794.36

TOTAL ASSETS \$230,449.74

LIABILITIES

Current Liabilities

2150 Open Credit for Payment \$5,473.57

Total Current Liabilities \$5,473.57

Long Term Liabilities

Reserve Allocation

5001 Siding \$42,999.46

5003 Roofs \$10,000.00

5020 Temp Unallocated Reserve \$152,462.26

5007 Asphalt \$1,166.64

5009 Concrete \$500.00

5011 Landscaping \$416.00

5015 Pond \$250.00

Total Reserve Allocation \$207,794.36

Total Long Term Liabilities \$207,794.36

TOTAL LIABILITIES \$213,267.93

EQUITY

Current Year Earnings

\$15,088.21

Capital

2900 Retained Earnings \$2,093.60

Total Capital \$2,093.60

TOTAL EQUITY \$17,181.81

TOTAL LIABILITIES AND EQUITY \$230,449.74

Unexpended Budget Report

Monday, April 30, 2012

2012 Budget

Woodbridge HOA Cash Accounting Year Starts January 1, 2012

	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	0.59	0.00	0.59	647.93	0.00	647.93	0.00	(647.93)
3034 Interest on Operating Fun	0.64	0.00	0.64	1.79	0.00	1.79	0.00	(1.79)
3036 Interest on Owner Balance	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
Total Interest Income	1.23	0.00	1.23	699.72	0.00	699.72	0.00	(699.72)
3072 Reserves IN	0.00	0.00	0.00	1,459.65	0.00	1,459.65	0.00	(1,459.65)
3010 Assessments	18,581.43	17,600.00	981.43	70,090.89	70,400.00	(309.11)	211,200.00	141,109.11
3020 Late Fees/Fines	36.73	33.33	3.40	77.27	133.32	(56.05)	400.00	322.73
3022 Invoiced Legal Fees	122.50	0.00	122.50	122.50	0.00	122.50	0.00	(122.50)
3060 Reserve Transfers	(2,583.33)	(2,583.33)	0.00	(10,333.32)	(10,333.32)	0.00	(31,000.00)	(20,666.68)
3070 Reserve Interest Transfer	(0.59)	0.00	(0.59)	(647.93)	0.00	(647.93)	0.00	647.93
Total Income	16,157.97	15,050.00	1,107.97	61,468.78	60,200.00	1,268.78	180,600.00	119,131.22
TOTAL INCOME	16,157.97	15,050.00	1,107.97	61,468.78	60,200.00	1,268.78	180,600.00	119,131.22
EXPENSES								
Expenses								
Administrative								
4019 Misc Admin Expense	0.00	41.67	(41.67)	0.00	166.68	(166.68)	500.00	500.00
4086 Meeting Expense	0.00	33.33	(33.33)	0.00	133.32	(133.32)	400.00	400.00
4012 Management Fees	1,390.00	1,391.67	(1.67)	5,560.00	5,566.68	(6.68)	16,700.00	11,140.00
4013 Assoc Legal Fees	40.00	250.00	(210.00)	662.50	1,000.00	(337.50)	3,000.00	2,337.50
4015 Audit/Tax Prep	0.00	83.33	(83.33)	0.00	333.32	(333.32)	1,000.00	1,000.00
4016 Copies/Postage & Faxes	17.93	33.33	(15.40)	109.16	133.32	(24.16)	400.00	290.84
Total Administrative	1,447.93	1,833.33	(385.40)	6,331.66	7,333.32	(1,001.66)	22,000.00	15,668.34
Insurance								
4022 Casualty/Liability	2,263.75	2,427.17	(163.42)	9,055.00	9,708.68	(653.68)	29,126.00	20,071.00
4023 Workman's Comp	0.00	0.00	0.00	0.00	0.00	0.00	362.00	362.00
4024 D & O Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,312.00	1,312.00
Total Insurance	2,263.75	2,427.17	(163.42)	9,055.00	9,708.68	(653.68)	30,800.00	21,745.00

Unexpended Budget Report

Monday, April 30, 2012

2012 Budget (Continued)

Woodbridge HOA Cash Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses (Continued)								
Utilities								
4032 Electricity	357.40	541.67	(184.27)	1,782.57	2,166.68	(384.11)	6,500.00	4,717.43
4033 Water/Sewer	528.50	2,083.33	(1,554.83)	707.22	8,333.32	(7,626.10)	25,000.00	24,292.78
Total Utilities	885.90	2,625.00	(1,739.10)	2,489.79	10,500.00	(8,010.21)	31,500.00	29,010.21
Maintenance								
4042 Lighting	200.00	250.00	(50.00)	2,447.01	1,000.00	1,447.01	3,000.00	552.99
4043 Painting	0.00	83.33	(83.33)	0.00	333.32	(333.32)	1,000.00	1,000.00
4044 Gutter Repair/Maintenance	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00	3,000.00
4045 Building Maint	0.00	166.67	(166.67)	0.00	666.68	(666.68)	2,000.00	2,000.00
4046 Roof Repair	0.00	83.33	(83.33)	0.00	333.32	(333.32)	1,000.00	1,000.00
4047 Landscape & Misc Grounds	5,358.51	1,441.67	3,916.84	5,708.51	5,766.68	(58.17)	17,300.00	11,591.49
4048 Grounds Contract	2,305.46	2,333.33	(27.87)	9,126.32	9,333.32	(207.00)	28,000.00	18,873.68
4049 Irrigation Repair	182.27	583.33	(401.06)	182.27	2,333.32	(2,151.05)	7,000.00	6,817.73
4051 Asphalt Repair	0.00	41.67	(41.67)	0.00	166.68	(166.68)	500.00	500.00
4052 Concrete Repair	507.50	833.33	(325.83)	507.50	3,333.32	(2,825.82)	10,000.00	9,492.50
4053 Pond Maint	1,713.36	708.33	1,005.03	3,001.70	2,833.32	168.38	8,500.00	5,498.30
4055 Snow Removal	0.00	750.00	(750.00)	4,012.50	3,000.00	1,012.50	9,000.00	4,987.50
4056 Trash Removal	444.62	416.67	27.95	1,767.16	1,666.68	100.48	5,000.00	3,232.84
4059 Contingency	0.00	83.33	(83.33)	0.00	333.32	(333.32)	1,000.00	1,000.00
4075 Misc. Maintenance	0.00	0.00	0.00	291.50	0.00	291.50	0.00	(291.50)
Total Maintenance	10,711.72	8,024.99	2,686.73	27,044.47	32,099.96	(5,055.49)	96,300.00	69,255.53
Reserve Expenditures								
6013 Water Line Reserve Expend	0.00	0.00	0.00	1,459.65	0.00	1,459.65	0.00	(1,459.65)
Total Reserve Expenditures	0.00	0.00	0.00	1,459.65	0.00	1,459.65	0.00	(1,459.65)
Total Expenses	15,309.30	14,910.49	398.81	46,380.57	59,641.96	(13,261.39)	180,600.00	134,219.43
TOTAL EXPENSES	15,309.30	14,910.49	398.81	46,380.57	59,641.96	(13,261.39)	180,600.00	134,219.43

Unexpended Budget Report

Monday, April 30, 2012

NET INCOME (LOSS)	<u>848.67</u>	<u>139.51</u>	<u>709.16</u>	<u>15,088.21</u>	<u>558.04</u>	<u>14,530.17</u>	
UNEXPENDED (OVER EXPENDED)							<u>(15,088.21)</u>