

Balance Sheet

Monday, January 31, 2011

Woodbridge HOA

Cash Accounting Year Starts January 1, 2011

ASSETS

Current Assets

Checking/Savings

1010 US Bank - Operating \$12,223.42

1021 US Bank - Restoration \$2,491.38

Total Checking/Savings \$14,714.80

1201 Pre-Paid Pond Filter Exp \$4,166.62

Total Current Assets \$18,881.42

Checking/Savings

Total Reserves

1015 US Bank - Reserves \$203,870.35

Total Total Reserves \$203,870.35

Total Checking/Savings \$203,870.35

TOTAL ASSETS \$222,751.77

LIABILITIES

Current Liabilities

2150 Open Credit for Payment \$7,309.57

4500 Pond Loan Payable \$4,166.62

Total Current Liabilities \$11,476.19

Long Term Liabilities

Reserve Allocation

5001 Siding \$42,999.46

5003 Roofs \$10,000.00

5020 Temp Unallocated Reserve \$144,738.25

5007 Asphalt \$4,966.64

5009 Concrete \$500.00

5011 Landscaping \$416.00

5015 Pond \$250.00

Total Reserve Allocation \$203,870.35

Total Long Term Liabilities \$203,870.35

TOTAL LIABILITIES \$215,346.54

EQUITY

Current Year Earnings \$1,927.96

Capital

2900 Retained Earnings \$5,477.27

Total Capital \$5,477.27

TOTAL EQUITY \$7,405.23

TOTAL LIABILITIES AND EQUITY \$222,751.77

Unexpended Budget Report

Monday, January 31, 2011

2011 Budget

Woodbridge HOA Cash Accounting Year Starts January 1, 2011

	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	33.80	0.00	33.80	33.80	0.00	33.80	0.00	(33.80)
3034 Interest on Operating Fun	0.34	0.00	0.34	0.34	0.00	0.34	0.00	(0.34)
3036 Interest on Owner Balance	0.01	0.00	0.01	0.01	0.00	0.01	0.00	(0.01)
Total Interest Income	34.15	0.00	34.15	34.15	0.00	34.15	0.00	(34.15)
3010 Assessments	18,488.79	17,600.00	888.79	18,488.79	17,600.00	888.79	211,200.00	192,711.21
3020 Late Fees/Fines	11.21	33.33	(22.12)	11.21	33.33	(22.12)	400.00	388.79
3040 Insurance Recoveries	896.26	0.00	896.26	896.26	0.00	896.26	0.00	(896.26)
3060 Reserve Transfers	(7,916.00)	(2,916.67)	(4,999.33)	(7,916.00)	(2,916.67)	(4,999.33)	(35,000.00)	(27,084.00)
3070 Reserve Interest Transfer	(33.80)	0.00	(33.80)	(33.80)	0.00	(33.80)	0.00	33.80
Total Income	11,480.61	14,716.66	(3,236.05)	11,480.61	14,716.66	(3,236.05)	176,600.00	165,119.39
TOTAL INCOME	11,480.61	14,716.66	(3,236.05)	11,480.61	14,716.66	(3,236.05)	176,600.00	165,119.39
EXPENSES								
Expenses								
Administrative								
4019 Misc Admin Expense	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
4012 Management Fees	1,300.00	1,350.00	(50.00)	1,300.00	1,350.00	(50.00)	16,200.00	14,900.00
4013 Assoc Legal Fees	73.50	250.00	(176.50)	73.50	250.00	(176.50)	3,000.00	2,926.50
4015 Audit/Tax Prep	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
4016 Copies/Postage & Faxes	35.69	33.33	2.36	35.69	33.33	2.36	400.00	364.31
4018 Social Functions	0.00	33.33	(33.33)	0.00	33.33	(33.33)	400.00	400.00
Total Administrative	1,409.19	1,791.66	(382.47)	1,409.19	1,791.66	(382.47)	21,500.00	20,090.81
Insurance								
4022 Casualty/Liability	1,997.25	2,316.67	(319.42)	1,997.25	2,316.67	(319.42)	27,800.00	25,802.75
Total Insurance	1,997.25	2,316.67	(319.42)	1,997.25	2,316.67	(319.42)	27,800.00	25,802.75
Utilities								
4032 Electricity	547.07	541.67	5.40	547.07	541.67	5.40	6,500.00	5,952.93
4033 Water/Sewer	125.53	1,500.00	(1,374.47)	125.53	1,500.00	(1,374.47)	18,000.00	17,874.47

Unexpended Budget Report

Monday, January 31, 2011

2011 Budget (Continued)

Woodbridge HOA Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses (Continued)								
Total Utilities	672.60	2,041.67	(1,369.07)	672.60	2,041.67	(1,369.07)	24,500.00	23,827.40
Maintenance								
4042 Lighting	452.49	250.00	202.49	452.49	250.00	202.49	3,000.00	2,547.51
4043 Painting	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
4044 Gutter Repair/Maintenance	0.00	333.33	(333.33)	0.00	333.33	(333.33)	4,000.00	4,000.00
4045 Building Maint	896.26	166.67	729.59	896.26	166.67	729.59	2,000.00	1,103.74
4046 Roof Repair	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
4047 Landscape & Misc Grounds	65.00	1,691.67	(1,626.67)	65.00	1,691.67	(1,626.67)	20,300.00	20,235.00
4048 Grounds Contract	2,209.94	2,500.00	(290.06)	2,209.94	2,500.00	(290.06)	30,000.00	27,790.06
4049 Irrigation Repair	0.00	416.67	(416.67)	0.00	416.67	(416.67)	5,000.00	5,000.00
4051 Asphalt Repair	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
4052 Concrete Repair	0.00	1,083.33	(1,083.33)	0.00	1,083.33	(1,083.33)	13,000.00	13,000.00
4053 Pond Maint	277.78	625.00	(347.22)	277.78	625.00	(347.22)	7,500.00	7,222.22
4055 Snow Removal	1,155.00	750.00	405.00	1,155.00	750.00	405.00	9,000.00	7,845.00
4056 Trash Removal	417.14	416.67	0.47	417.14	416.67	0.47	5,000.00	4,582.86
4059 Contingency	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
Total Maintenance	5,473.61	8,566.67	(3,093.06)	5,473.61	8,566.67	(3,093.06)	102,800.00	97,326.39
Total Expenses	9,552.65	14,716.67	(5,164.02)	9,552.65	14,716.67	(5,164.02)	176,600.00	167,047.35
TOTAL EXPENSES	9,552.65	14,716.67	(5,164.02)	9,552.65	14,716.67	(5,164.02)	176,600.00	167,047.35
NET INCOME (LOSS)	1,927.96	(0.01)	1,927.97	1,927.96	(0.01)	1,927.97		
UNEXPENDED (OVER EXPENDED)								(1,927.96)

**WOODBIDGE 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

February 19, 2011

RE: Treasurer's Report for January 31, 2011

TO ALL BOARD MEMBERS:

Balance Sheet:

- Our operating account cash balance is 12,223. This is about \$2,000 more than our December 31, 2010 balance. Our cash balance will continue growing during the winter months since we have fewer bills to pay for maintenance, repairs, and water. Our cash position is still OK for this time of year and is nearly equal to what it was in January last year.
- At the end of January 2011, our reserve balance had a total of \$203,870.

Income/Expenses:

- **Monthly assessment income:** YTD is \$889 **ABOVE** budget. **ABOVE** means that some of our delinquent accounts are being collected. We have two homeowner's who are currently behind, but arrangements have been made with them to catch-up. **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 are currently \$5,164 **BELOW** budget. We are in very good shape at this point. Snow removal is over, but that is understandable for this time of year.

OVERALL, we are in a good financial position.

Bob Jones
Treasurer