

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

— MANAGED BY —  
**Courtney & Courtney**

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February 15, 2013

RE: Treasurer's Report for January 31, 2013

**TO ALL BOARD MEMBERS:**

**Balance Sheet:**

- Our operating account cash balance is \$16,085. 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 good for this time of year and is about \$5,600 greater than what it was in January 31, 2012.
- At the end of January 2013, our reserve balance had a total of \$226,455.

**Income/Expenses:**

- **Monthly assessment income:** YTD is \$575 **ABOVE** budget. **ABOVE** means that some of our delinquent accounts are being collected. We have one homeowner who is currently behind, but arrangements have been made with that person 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:** Overall, we are currently \$4,944 **BELOW** budget. We are in excellent shape at this point in time. Snow removal is over, but that is understandable for this time of year.

**OVERALL**, we are in a good financial position.

Bob Jones  
Treasurer

# Balance Sheet

Thursday, January 31, 2013

## Woodbridge HOA

Cash Accounting Year Starts January 1, 2013

### ASSETS

#### Current Assets

##### Checking/Savings

1010 US Bank - Operating

\$16,085.11

Total Checking/Savings \$16,085.11

Total Current Assets \$16,085.11

##### Checking/Savings

##### Total Reserves

1015 US Bank - Reserves

\$22,474.60

1018 PPCU CD - 12 month-7-4-13

\$91,430.59

1019 PPCU CD - 24 month-7-4-13

\$102,539.21

1033 PPCU - Savings

\$10.49

Total Total Reserves \$216,454.89

Total Checking/Savings \$216,454.89

TOTAL ASSETS \$232,540.00

### LIABILITIES

#### Current Liabilities

2150 Open Credit for Payment

\$9,894.39

Total Current Liabilities \$9,894.39

#### Long Term Liabilities

##### Reserve Allocation

5001 Siding

\$42,999.46

5003 Roofs

\$10,000.00

5020 Temp Unallocated Reserve

\$161,122.79

5007 Asphalt

\$1,166.64

5009 Concrete

\$500.00

5011 Landscaping

\$416.00

5015 Pond

\$250.00

Total Reserve Allocation \$216,454.89

Total Long Term Liabilities \$216,454.89

TOTAL LIABILITIES \$226,349.28

### EQUITY

#### Current Year Earnings

\$5,569.54

#### Capital

2900 Retained Earnings

\$621.18

Total Capital \$621.18

TOTAL EQUITY \$6,190.72

TOTAL LIABILITIES AND EQUITY \$232,540.00

# Unexpended Budget Report

Thursday, January 31, 2013

## 2013 Budget

Woodbridge HOA Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
<b>INCOME</b>								
Income								
Interest Income								
3032 Interest on Reserve Funds	201.28	0.00	201.28	201.28	0.00	201.28	0.00	(201.28)
3034 Interest on Operating Fun	0.33	0.00	0.33	0.33	0.00	0.33	0.00	(0.33)
Total Interest Income	201.61	0.00	201.61	201.61	0.00	201.61	0.00	(201.61)
3010 Assessments	18,175.00	17,600.00	575.00	18,175.00	17,600.00	575.00	211,200.00	193,025.00
3020 Late Fees/Fines	0.00	33.33	(33.33)	0.00	33.33	(33.33)	400.00	400.00
3060 Reserve Transfers	(1,758.33)	(1,758.33)	0.00	(1,758.33)	(1,758.33)	0.00	(21,100.00)	(19,341.67)
3070 Reserve Interest Transfer	(201.28)	0.00	(201.28)	(201.28)	0.00	(201.28)	0.00	201.28
Total Income	16,417.00	15,875.00	542.00	16,417.00	15,875.00	542.00	190,500.00	174,083.00
<b>TOTAL INCOME</b>	<b>16,417.00</b>	<b>15,875.00</b>	<b>542.00</b>	<b>16,417.00</b>	<b>15,875.00</b>	<b>542.00</b>	<b>190,500.00</b>	<b>174,083.00</b>
<b>EXPENSES</b>								
Expenses								
Administrative								
4019 Misc Admin Expense	95.88	41.67	54.21	95.88	41.67	54.21	500.00	404.12
4021 Insurance	0.00	2,683.33	(2,683.33)	0.00	2,683.33	(2,683.33)	32,200.00	32,200.00
4012 Management Fees	1,433.33	1,433.33	0.00	1,433.33	1,433.33	0.00	17,200.00	15,766.67
4013 Assoc Legal Fees	245.00	250.00	(5.00)	245.00	250.00	(5.00)	3,000.00	2,755.00
4015 Audit/Tax Prep	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
4016 Copies/Postage & Faxes	13.72	33.33	(19.61)	13.72	33.33	(19.61)	400.00	386.28
4018 Social Functions	0.00	33.33	(33.33)	0.00	33.33	(33.33)	400.00	400.00
Total Administrative	1,787.93	4,474.99	(2,687.06)	1,787.93	4,474.99	(2,687.06)	54,700.00	52,912.07
Insurance								
4022 Casualty/Liability	2,384.00	0.00	2,384.00	2,384.00	0.00	2,384.00	0.00	(2,384.00)
Total Insurance	2,384.00	0.00	2,384.00	2,384.00	0.00	2,384.00	0.00	(2,384.00)
Utilities								
4032 Electricity	496.22	541.67	(45.45)	496.22	541.67	(45.45)	6,500.00	6,003.78
4033 Water/Sewer	634.22	2,666.67	(2,032.45)	634.22	2,666.67	(2,032.45)	32,000.00	31,365.78

# Unexpended Budget Report

Thursday, January 31, 2013

## 2013 Budget (Continued)

Woodbridge HOA Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses (Continued)								
Total Utilities	1,130.44	3,208.34	(2,077.90)	1,130.44	3,208.34	(2,077.90)	38,500.00	37,369.56
Maintenance								
4042 Lighting	200.00	333.33	(133.33)	200.00	333.33	(133.33)	4,000.00	3,800.00
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	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
4045 Building Maint	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00	2,000.00
4046 Roof Repair	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
4047 Landscape & Misc Grounds	800.00	1,441.67	(641.67)	800.00	1,441.67	(641.67)	17,300.00	16,500.00
4048 Grounds Contract	2,305.46	2,333.33	(27.87)	2,305.46	2,333.33	(27.87)	28,000.00	25,694.54
4049 Irrigation Repair	0.00	583.33	(583.33)	0.00	583.33	(583.33)	7,000.00	7,000.00
4051 Asphalt Repair	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
4052 Concrete Repair	0.00	833.33	(833.33)	0.00	833.33	(833.33)	10,000.00	10,000.00
4053 Pond Maint	0.00	708.33	(708.33)	0.00	708.33	(708.33)	8,500.00	8,500.00
4055 Snow Removal	1,560.64	750.00	810.64	1,560.64	750.00	810.64	9,000.00	7,439.36
4056 Trash Removal	433.09	416.67	16.42	433.09	416.67	16.42	5,000.00	4,566.91
4059 Contingency	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
Total Maintenance	5,299.19	8,108.32	(2,809.13)	5,299.19	8,108.32	(2,809.13)	97,300.00	92,000.81
Reserve Expenditures								
6005 Deck Reserve Expend	245.90	0.00	245.90	245.90	0.00	245.90	0.00	(245.90)
Total Reserve Expenditures	245.90	0.00	245.90	245.90	0.00	245.90	0.00	(245.90)
Total Expenses	10,847.46	15,791.65	(4,944.19)	10,847.46	15,791.65	(4,944.19)	190,500.00	179,652.54
TOTAL EXPENSES	10,847.46	15,791.65	(4,944.19)	10,847.46	15,791.65	(4,944.19)	190,500.00	179,652.54
NET INCOME (LOSS)	5,569.54	83.35	5,486.19	5,569.54	83.35	5,486.19		
<b>UNEXPENDED (OVER EXPENDED)</b>								(5,569.54)