August 31, 2026

RE: Treasurer's Report for July 31, 2026

TO ALL BOARD MEMBERS:

Balance Sheet:

- Checking Operating Account Balance: $31,111 as of July 31, 2026, which is about $7,715 less than at the end of June 30, 2026. This balance will continue to decrease for the next several months since summer maintenance expenses for irrigation and other landscaping needs will start occurring.
- Accounts Receivable: At the end of June 30, 2026, there was one homeowner who was delinquent in their monthly assessment. This will be resolved in August.
- Reserves were $449,256. Changes from June to July 2026 were:
  1. $1,263 in interest income added to the Reserve Account.
  2. $1,325 transfer from General Operating account to Reserves per the 2026 budget that was adopted in September 2025.
  3. We are currently earning about 3.8% interest in our Charles Schwab investment account.
  4. See attached Reserve Tracking - 2024/2026 for more details.

Income/Expenses:

- **Income**: $27,840 for our homeowners' monthly assessments. This reflects the new monthly assessment of $435.
- **Expenses**:
  $1,187 Excel monthly Management Fee.
  $85 Monthly Portal (Web page) with Excel.
  $228 Annual Web site fee for Woodbridge HOA maintained by Sam G.
  $51 Monthly Admin costs in accordance with the contract.
  $13,896 Monthly payment to Farmers Insurance for buildings insurance.
  $350 Weekly pole/accent light inspection and repairs.
  $540 Other maintenance repairs to HOA by Dillion Penchorf
  $66 Pest control for Voles
  $58 Waterfall maintenance
  $3,804 Bear Claw monthly landscaping contract.
  $1,870 Bear Claw irrigation repairs
  $1,240 SavATree maintenance per contract
  $275 Electric bill for pole/accent lights.
  $7,429 Water bill for irrigation system.
  $1.467 Monthly trash removal.
  $1,325 Transfer to Reserves from Operating account per 2026 Budget.

Overall, we are $12,976 **under budget** year to date. Expenses will start to increase in the summer months due to irrigation and other summertime maintenance items.

Bob Jones
Treasurer

Attachment: HOA RESERVE Tracking - 2024/2026

HOA RESERVE TRACKING - 2024/2026

DATE	DESCRIPTION	INCOME	EXPENSE	BALANCE
1/1/2024	Beginning Balance carryover from 2023	$ 1,024,217.50		$ 1,024,217.50
1/31/2024	Interest - CIT Bank	$ 45.48		$ 1,024,262.98
1/31/2024	Interest - Schwab	$ 3,367.45		$ 1,027,630.43
1/31/2024	Entryway Metal Edging - GTS Const		$ 22,800.00	$ 1,004,830.43
2/29/2024	Interest - CIT Bank	$ 53.43		$ 1,004,883.86
2/29/2024	Interest - Schwab	$ 3,566.68		$ 1,008,450.54
2/29/2024	Concrete Edging - A Better Edge		$ 19,890.00	$ 988,560.54
2/29/2024	Sewer Repair - Unit 12 - Spotted Dog		$ 5,450.00	$ 983,110.54
3/31/2024	Interest - CIT Bank	$ 57.44		$ 983,167.98
3/31/2024	Interest - Schwab	$ 3,802.72		$ 986,970.70
3/31/2024	RR Tie Replacement - Bear Claw		$ 8,493.00	$ 978,477.70
3/31/2024	Entryway Caulking Advance - GTS Const		$ 5,340.00	$ 973,137.70
3/31/2024	Stucco Repair Advance - GTS Const		$ 7,860.00	$ 965,277.70
3/31/2024	Painting Stucco, Etc Advance - GTS Const		$ 11,910.00	$ 953,367.70
3/31/2024	IRS 2023 Taxes - Balance Due		$ 83,645.00	$ 869,722.70
4/30/2024	Interest - CIT Bank	$ 51.61		$ 869,774.31
4/30/2024	Interest - Schwab	$ 3,140.94		$ 872,915.25
4/30/2024	Sidewalk Repairs - Red Man Pours		$ 14,045.00	$ 858,870.25
4/30/2024	Sewer Repair - Unit 12 - Dan Digs		$ 3,850.00	$ 855,020.25
4/30/2024	Landscaping issues - Various Units due to sewer repairs		$ 6,632.74	$ 848,387.51
4/30/2024	Col Dept of Revenue - Quarterly Est 2024		$ 1,500.00	$ 846,887.51
4/30/2024	Col Dept of Revenue - Balance Due 2023		$ 22,653.00	$ 824,234.51
4/30/2024	IRS Taxes - Quarterly Estimate 2024		$ 6,000.00	$ 818,234.51
4/30/2024	IRS Tax Penalty Reimbursement from Diversified	$ 2,461.00	$ -	$ 820,695.51
5/7/2024	New Irrigation timer - Bear Claw		$ 3,172.76	$ 817,522.75
5/8/2024	Return of Interest to Diversified		$ 1,231.45	$ 816,291.30
5/10/2024	New Concrete Edging Balance Due to A Better Edge		$ 65,210.00	$ 751,081.30
5/24/2024	Landscaping Renovation (rock, sod, general cleanup)		$ 29,706.98	$ 721,374.32
5/30/2024	Interest - Schwab	$ 1,409.79		$ 722,784.11
5/30/2024	Interest - CIT Bank	$ 62.25		$ 722,846.36
6/1/2024	Painting Stucco, Etc Balance Due- GTS Const		$ 35,730.00	$ 687,116.36
6/1/2024	Stucco Repair Balance Due - GTS Const		$ 23,580.00	$ 663,536.36
6/1/2024	Entryway Caulking Balance Due - GTS Const		$ 16,020.00	$ 647,516.36
6/15/2024	A Better Edge Final Concrete Edging		$ 2,460.00	$ 645,056.36
6/14/2024	IRS 2Qtr payment		$ 903.00	$ 644,153.36
6/30/2024	Interest - CIT Bank	$ 25.58		$ 644,178.94
6/30/2024	Interest - Schwab	$ 2,297.08	$ -	$ 646,476.02
7/31/2024	Interest -Schwab	$ 2,415.81		$ 648,891.83
7/31/2024	Bank Interest - SSB	$ 81.28	$ -	$ 648,973.11
8/1/2024	Materials for Bridge repairs		$ 2,617.46	$ 646,355.65
8/1/2024	Phase One of Irrigation Upgrade - Bear Claw		$ 19,507.50	$ 626,848.15

Just a reminder, in 2023 we spent lawsuit restoration money on the following:

1. RR tie replacement with concrete blocks	$ 34,645
2. Patio Replacement with concrete	$ 40,200
3. Driveway/curb/gutter concrete repairs	$ 181,916
4. SavATree extensive trimming	$ 6,240
5. Road resurfacing	$ 102,806
6. Concrete edging - Central Common area	$ 16,245
7. AA striping of road/parking	$ 2,800
8. Repair drainage issues several units	$ 15,835
Total Restoration Projects 2023	$ 400,687
IRS and Colorado income tax	$ 306,000
Total Restoration Money Spent 2023	$ 706,687

8/22/2024	Bank Fee by South State Bank - Wiring of money from Schwab			$ 15.00	$	626,833.15
8/22/2024	First Installment for Bridge Repairs - Dillion			$ 3,810.00	$	623,023.15
8/31/2024	Bank Interest - SSB	$	65.71		$	623,088.86
8/31/2024	Interest - Schwab	$	2,742.00		$	625,830.86
9/9/2024	Phase Two of Irrigation Upgrade - Bear Claw - 2 Zones			$ 13,370.00	$	612,460.86
9/26/2024	Quaterly Estimate 3rd - IRS on interest			$ 1,500.00	$	610,960.86
9/30/2024	Bear Claw Irrigation upgrade - 7 zones around waterfall			$ 49,544.00	$	561,416.86
9/30/2024	Interest SSB Bank	$	23.58		$	561,440.44
9/30/2024	Interest Schwab	$	2,621.49		$	564,061.93
10/1/2024	Transfer from Checking	$	3,000.00		$	567,061.93
10/3/2024	Bank Fee - Wiring of money from Schwab			$ 15.00	$	567,046.93
10/7/2024	Recaulking for Unit 63/65 - Red Man Pours			$ 1,100.00	$	565,946.93
10/10/2024	Association Reserve Study (Partial 50% payment)			$ 1,860.00	$	564,086.93
10/15/2024	Concrete Work unit 93/95/20			$ 5,845.00	$	558,241.93
10/15/2024	Final Installment for Bridge Repairs - Dillion	$	-	$ 2,445.00	$	555,796.93
10/31/2024	Interest SSB Bank	$	23.75		$	555,820.68
10/31/2024	Interest Schwab	$	2,103.46		$	557,924.14
11/26/2024	Bank Fee by South State Bank - Wiring of money from Schwab			$ 15.00	$	557,909.14
11/26/2024	Interest Schwab	$	2,318.55		$	560,227.69
11/26/2024	Interest SSB Bank	$	6.89		$	560,234.58
12/16/2024	SavATree Tree Trimming Cleanup			$ 6,508.00	$	553,726.58
12/19/2024	Association Reserve Study (Final 50% payment)			$ 1,860.00	$	551,866.58
12/31/2024	Interest from Schwab	$	2,942.55		$	554,809.13
12/31/2024	Interest SSB Bank	$	18.52		$	554,827.65
	2025 FISCAL YEAR STARTS HERE					
1/1/2025	Interest from SSB Bank	$	1.48		$	554,829.13
1/1/2025	Interest from Schwab	$	875.75		$	555,704.88
2/28/2025	Interest from Schwab	$	2,130.79		$	557,835.67
2/28/2025	Interest from SSB Bank	$	8.27		$	557,843.94
2/28/2025	Transfer of expense for Roofing contractor			$ 8,710.00	$	549,133.94
3/31/2025	Interest from SSB Bank	$	6.99		$	549,140.93
3/31/2025	Interest from Schwab	$	1,694.68		$	550,835.61
4/14/2025	Colorado Dept of Rev - 2024 Balance due			$ 600.00	$	550,235.61
4/21/2025	IRS - 2024 Balance due on taxes			$ 2,000.00	$	548,235.61
4/21/2025	IRS - 2025 - 1st Qtr Estimate			$ 1,000.00	$	547,235.61
4/24/2025	Colorado Dept of Rev - 1st Qtr Estimate			$ 200.00	$	547,035.61
4/30/2025	Interest from SSB Bank	$	3.63		$	547,039.24
4/30/2025	Interest from Schwab	$	1,822.39		$	548,861.63
5/22/2025	Bank Fee by South State Bank - Wiring of money from Schwab			$ 15.00	$	548,846.63
5/30/2025	Interest from Schwab	$	1,881.47		$	550,728.10
5/30/2025	Interest from SSB Bank	$	12.00		$	550,740.10
6/3/2025	Bear Claw Irrigation upgrade - outside facing units - Partial Payment			$ 53,242.00	$	497,498.10
6/5/2025	IRS - 2025 - 2nd Qtr Estimate			$ 750.00	$	496,748.10
6/5/2025	Colorado Dept of Rev - 2nd Qtr Estimate			$ 75.00	$	496,673.10
6/25/2025	Bank Fee by South State Bank - Wiring of money from Schwab			$ 15.00	$	496,658.10

6/30/2025	Interest from Schwab	$ 1,840.29		$ 498,498.39
6/30/2025	Interest from SSB Bank	$ 30.49		$ 498,528.88
7/6/2025	Bear Claw lirrigation upgrade outside facing units - Final Payment		$ 45,636.00	$ 452,892.88
7/31/2025	Interest from Schwab	$ 1,551.53		$ 454,444.41
7/31/2025	Interest from SSB Bank	$ 19.71		$ 454,464.12
8/31/2025	Interest from AAB bank	$ 2.16		$ 454,466.28
8/31/2025	Interest from Schwab	$ 1,704.61		$ 456,170.89
9/11/2025	Colorado Dept of Rev - 3rd Qtr Estimate		$ 150.00	$ 456,020.89
9/11/2025	IRS - 2025 - 3rd Qtr Estimate		$ 1,000.00	$ 455,020.89
9/30/2025	Interest from Schwab	$ 1,506.77		$ 456,527.66
9/30/2025	Interest from AAB bank	$ 4.21		$ 456,531.87
10/9/2025	Colorodo Dept of Rev - REFUND	$ 1,570.00		$ 458,101.87
10/31/2025	Interest from Schwab	$ 1,501.66		$ 459,603.53
11/21/2025	Contrete Repairs - Red Man Pours		$ 28,205.00	$ 431,398.53
11/30/2025	Interest from Schwab	$ 1,617.57		$ 433,016.10
11/30/2025	Interest from AAB bank	$ 14.38		$ 433,030.48
12/15/2025	Colorado Dept of Rev - 4th Quarter Estimate		$ 450.00	$ 432,580.48
12/15/2025	IRS 2025 4th Quarter Estimate		$ 2,750.00	$ 429,830.48
12/31/2025	Interest from Schwab	$ 1,962.62		$ 431,793.10
12/31/2025	Interest from SSB Bank	$ 10.33		$ 431,803.43
	Total for 2025 Reserves			$ 431,803.43 ****
	2026 FISCAL YEAR STARTS HERE			
1/23/2026	Transfer of Operating Funds to Reserve	$ 1,325.00		$ 433,128.43
1/31/2026	Interest from Schwab	$ 589.19		$ 433,717.62
1/31/2026	Interest from SSB (South State Bank)	$ 3.44		$ 433,721.06
2/28/2026	Transfer of Operating Funds to Reserve	$ 1,325.00		$ 435,046.06
2/28/2026	Interest from Schwab	$ 1,377.77		$ 436,423.83
2/28/2026	Interest from SSB	$ 3.81		$ 436,427.64
3/31/2026	Interest from Schwab	$ 1,128.41		$ 437,556.05
3/31/2026	Interest from SSB	$ 5.06		$ 437,561.11
3/31/2026	Transfer of Operating Funds to Reserve	$ 1,325.00		$ 438,886.11
4/30/2026	Interest from Schwab	$ 1,248.68		$ 440,134.79
4/30/2026	Interest from SSB	$ 5.19		$ 440,139.98
4/30/2026	Transfer of Operating Funds to Reserve	$ 1,325.00		$ 441,464.98
5/31/2026	Interest from Schwab	$ 1,334.49		$ 442,799.47
5/31/2026	Interest from SSB	$ 6.05		$ 442,805.52
5/31/2026	Transfer of Operating Funds to Reserve	$ 1,325.00		$ 444,130.52
6/30/2026	Interest from Schwab	$ 1,204.50		$ 445,335.02
6/30/2026	Transfer of Operating Funds to Reserve	$ 1,325.00		$ 446,660.02
6/30/2026	Interest from SSB	$ 7.45		$ 446,667.47
7/31/2026	Transfer of Operating Funds to Reserve	$ 1,325.00		$ 447,992.47
7/31/2026	Interest from Schwab	$ 1,255.38		$ 449,247.85
7/31/2026	Interest from SSB	$ 7.84		$ 449,255.69
8/20/2026	IRS Payment		$ 392.61	$ 448,863.08

8/31/2026	Transfer of Operating Funds to Reserve	$	1,325.00		$	450,188.08
8/31/2026	Interest from SSB	$	8.54		$	450,196.62
8/31/2026	Interest from Schwab	$	1,391.81		$	451,588.43
	Total for 2026 Reserves			$ -	$	451,588.43 ****

****Balances to most recent Financial Statement Balance Sheet available to HOA Treasurer

Financial Report Package

July 2026

Prepared for

Woodbridge Townhome Owners Association, Inc.

By

Excel Community Management

EXCEL COMMUNITY MANAGEMENT

Balance Sheet - Operating

Woodbridge Townhome Owners Association, Inc.

End Date: 07/31/2026

Assets		
Current Assets		
10-1000-00 SOUTHSTATE OPERATING 4163	$31,111.13	
Total Current Assets:		$31,111.13
Accounts Receivable		
12-1200-00 Accounts Receivable	420.53	
Total Accounts Receivable:		$420.53
Other Current Assets		
14-1451-00 Due to Reserves	1,860.00	
Total Other Current Assets:		$1,860.00
Total Assets:		**$33,391.66**
Liabilities & Equity		
Current Liabilities		
20-2020-00 Prepaid Assessments	7,170.13	
Total Current Liabilities:		$7,170.13
Equity		
35-3550-00 Retained Earnings	13,134.33	
Total Equity:		$13,134.33
Net Income Gain / Loss	13,087.20	
		$13,087.20
Total Liabilities & Equity:		**$33,391.66**

Assets		
Current Assets		
10-1001-99 SOUTHSTATE RESERVE 4166	$12,782.60	
10-1052-99 Schwab Insurance Settlement Proceeds Inv Acc	436,473.09	
Total Current Assets:		$449,255.69
Total Assets:		**$449,255.69**
Liabilities & Equity		
Equity		
35-3550-99 Retained Earnings	431,803.43	
Total Equity:		$431,803.43
Net Income Gain / Loss	17,452.26	
		$17,452.26
Total Liabilities & Equity:		**$449,255.69**

EXCEL COMMUNITY MANAGEMENT

Income Statement - Operating

Woodbridge Townhome Owners Association, Inc.

07/31/2026

Date: 8/11/2026
Time: 12:02 pm
Page: 1

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Income							
4000-00 Homeowner Assessments	$ 27,840.00	$ 27,840.00	$ -	$194,880.00	$194,880.00	$ -	$334,080.00
4005-00 Delinquent Fees	10.00	-	10.00	40.00	-	40.00	-
4006-00 Delinquent Interest	2.63	-	2.63	11.33	-	11.33	-
4009-00 NSF Fees	20.00	-	20.00	60.00	-	60.00	-
Total Income	$ 27,872.63	$ 27,840.00	$ 32.63	$194,991.33	$194,880.00	$111.33	$334,080.00
Total OPERATING INCOME	**$ 27,872.63**	**$ 27,840.00**	**$ 32.63**	**$194,991.33**	**$194,880.00**	**$ 111.33**	**$334,080.00**
OPERATING EXPENSE							
Administrative Expenses							
5000-00 Management Fee	1,186.56	1,186.67	0.11	8,305.92	8,306.69	0.77	14,240.00
5001-00 Administrative Fees	45.00	125.00	80.00	894.11	875.00	(19.11)	1,500.00
5003-00 Legal/Collection Fees	-	83.33	83.33	-	583.31	583.31	1,000.00
5004-00 Tax/Audit Expense	-	91.67	91.67	750.00	641.69	(108.31)	1,100.00
5005-00 Website	313.00	75.00	(238.00)	788.00	525.00	(263.00)	900.00
5007-00 Printing/Copies/Scans	-	-	-	7.65	-	(7.65)	-
5008-00 Bank Fees	6.00	-	(6.00)	6.00	-	(6.00)	-
5011-00 Meeting/Social Expense	-	33.33	33.33	-	233.35	233.35	400.00
5012-00 Federal Income Tax	-	-	-	392.61	-	(392.61)	-
Total Administrative Expenses	$ 1,550.56	$ 1,595.00	$ 44.44	$ 11,144.29	$ 11,165.04	$20.75	$ 19,140.00
Insurance Expenses							
5100-00 Insurance Premiums	13,896.15	11,541.67	(2,354.48)	80,009.61	80,791.65	782.04	138,500.00
Total Insurance Expenses	$ 13,896.15	$ 11,541.67	($ 2,354.48)	$ 80,009.61	$ 80,791.65	$782.04	$138,500.00
Building Repair & Maintenance							
5150-00 General Repair/Maintenance	540.43	333.33	(207.10)	540.43	2,333.35	1,792.92	4,000.00
5201-00 Gutter Repair & Maintenance	-	350.00	350.00	2,095.00	2,450.00	355.00	4,200.00
5203-00 Lighting Maintenance & Repair	350.00	416.67	66.67	2,235.00	2,916.65	681.65	5,000.00
5206-00 Pest Control	66.00	83.33	17.33	264.00	583.35	319.35	1,000.00
Total Building Repair & Maintenance	$ 956.43	$ 1,183.33	$ 226.90	$ 5,134.43	$ 8,283.35	$3,148.92	$ 14,200.00
Grounds Repair & Maintenance							
5300-00 Landscape Contract	3,804.25	3,679.17	(125.08)	25,929.75	25,754.15	(175.60)	44,150.00
5301-00 Landscaping Other	65.00	458.33	393.33	713.00	3,208.35	2,495.35	5,500.00
5302-00 Tree Maintenance	-	416.67	416.67	2,873.00	2,916.69	43.69	5,000.00
5303-00 Water Fall Maintenance	58.30	41.67	(16.63)	58.30	291.69	233.39	500.00
5325-00 Snow Removal	-	2,166.67	2,166.67	12,491.25	15,166.69	2,675.44	26,000.00
5330-00 Irrigation Repair & Maintenance	1,870.00	666.67	(1,203.33)	6,798.66	4,666.69	(2,131.97)	8,000.00
Total Grounds Repair & Maintenance	$ 5,797.55	$ 7,429.18	$ 1,631.63	$ 48,863.96	$ 52,004.26	$3,140.30	$ 89,150.00
Utility Expenses							
5401-00 Electric	275.14	250.00	(25.14)	1,533.30	1,750.00	216.70	3,000.00
5402-00 Water/Sewer	7,429.59	3,083.33	(4,346.26)	15,800.49	21,583.31	5,782.82	37,000.00
5420-00 Trash Removal Service	1,467.27	1,416.67	(50.60)	10,143.05	9,916.65	(226.40)	17,000.00
Total Utility Expenses	$ 9,172.00	$ 4,750.00	($ 4,422.00)	$ 27,476.84	$ 33,249.96	$5,773.12	$ 57,000.00
Miscellaneous Expense							
5600-00 Contingency	-	15.83	15.83	-	110.85	110.85	190.00
Total Miscellaneous Expense	$ -	$ 15.83	$ 15.83	$ -	$ 110.85	$110.85	$ 190.00
Reserve Contributions & Expenditures							
6000-00 Transfer to Reserves	1,325.00	1,325.00	-	9,275.00	9,275.00	-	15,900.00
Total Reserve Contributions & Expenditur	$ 1,325.00	$ 1,325.00	$ -	$ 9,275.00	$ 9,275.00	$0.00	$ 15,900.00
Total OPERATING EXPENSE	**$ 32,697.69**	**$ 27,840.01**	**($ 4,857.68)**	**$181,904.13**	**$194,880.11**	**$ 12,975.98**	**$334,080.00**
Net Income:	**($ 4,825.06)**	**($ 0.01)**	**($ 4,825.05)**	**$ 13,087.20**	**($ 0.11)**	**$ 13,087.31**	**$ 0.00**

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME							
Income							
4000-99 Transfer to Reserves	$1,325.00	$-	$1,325.00	$9,275.00	$-	$9,275.00	$-
4006-99 Delinquent Interest	7.84	-	7.84	38.84	-	38.84	-
4020-99 Reserve Interest Income	1,255.38	-	1,255.38	8,138.42	-	8,138.42	-
Total Income	$2,588.22	$-	$2,588.22	$17,452.26	$-	$17,452.26	$-
Total RESERVE INCOME	**$2,588.22**	**$-**	**$2,588.22**	**$17,452.26**	**$-**	**$17,452.26**	**$-**
Net Reserve:	**$2,588.22**	**$0.00**	**$2,588.22**	**$17,452.26**	**$0.00**	**$17,452.26**	**$0.00**