October 15, 2026

RE: Treasurer's Report for September 30, 2026

TO ALL BOARD MEMBERS:

Balance Sheet:

- Checking Operating Account Balance: $12,136 as of September 30, 2026, which is about $14,243 less than at the end of August 31, 2026. This reduction was due in part to the waterfall repair and weed pulling around pond and along Broadmoor Valley Road.
- Accounts Receivable: At the end of September 30, 2026, there was one homeowner who was delinquent in their monthly assessment. This will be resolved in October.
- Reserves were $454,153. Changes from August to September 2026 were:
  1. $1,240 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 3.6% 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 monthly assessment of $435.
- **Expenses**:
  $1,187 Excel monthly Management Fee.
  $85 Monthly Portal (Web page) with Excel.
  $120 Monthly Admin costs in accordance with the contract.
  $11,148 Monthly payment to Farmers Insurance for buildings insurance.
  $400 Weekly pole/accent light inspection and repairs.
  $66 Pest control for Voles
  $50 Repair of Mailbox by Dillon
  $3,679 Bear Claw monthly landscaping contract.
  $908 Weed control application and mowing of area behind Unit 74-84
  $4,342 Waterfall repair by Bear Claw
  $3,523 Weed pulling by contractor around waterfall and along Broadmoor Valley Road
  $7,595 Bear Claw irrigation repairs
  $257 Electric bill for pole/accent lights.
  $5,227 Water bill for irrigation system.
  $1,550 Monthly trash removal.
  $1,325 Transfer to Reserves from Operating account per 2026 Budget.

Overall, we are $4,513 **over budget** year to date due to some large one-time bills (i.e. pond repair and weed pulling) mentioned above.

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
9/30/2026	Transfer of Operating Funds to Reserve	$	1,325.00	$	452,913.43
9/30/2026	Interest from SSB	$	7.40	$	452,920.83
9/30/2026	Interest from Schwab	$	1,232.16	$	454,152.99
				$	454,152.99
	Total for 2026 Reserves		$ -	$	454,152.99 ****

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

Assets		
Current Assets		
10-1000-00 SOUTHSTATE OPERATING 4163	$12,135.97	
Total Current Assets:		$12,135.97
Accounts Receivable		
12-1200-00 Accounts Receivable	480.53	
Total Accounts Receivable:		$480.53
Other Current Assets		
14-1451-00 Due to Reserves	1,860.00	
Total Other Current Assets:		$1,860.00
Total Assets:		**$14,476.50**
Liabilities & Equity		
Current Liabilities		
20-2020-00 Prepaid Assessments	5,855.00	
Total Current Liabilities:		$5,855.00
Equity		
35-3550-00 Retained Earnings	13,134.33	
Total Equity:		$13,134.33
Net Income Gain / Loss	(4,512.83)	
		($4,512.83)
Total Liabilities & Equity:		**$14,476.50**

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Assets		
Current Assets		
10-1001-99 SOUTHSTATE RESERVE 4166	$15,055.93	
10-1052-99 Schwab Insurance Settlement Proceeds Inv Acc	439,097.06	
Total Current Assets:		$454,152.99
Total Assets:		**$454,152.99**
Liabilities & Equity		
Equity		
35-3550-99 Retained Earnings	431,803.43	
Total Equity:		$431,803.43
Net Income Gain / Loss	22,349.56	
		$22,349.56
Total Liabilities & Equity:		**$454,152.99**

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EXCEL COMMUNITY MANAGEMENT

Income Statement - Operating

Woodbridge Townhome Owners Association, Inc.

09/30/2026

Date: 10/9/2026
Time: 1:31 pm
Page: 1

Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
Income							
4000-00 Homeowner Assessments	$ 27,840.00	$ 27,840.00	$ -	$250,560.00	$250,560.00	$ -	$334,080.00
4005-00 Delinquent Fees	10.00	-	10.00	50.00	-	50.00	-
4006-00 Delinquent Interest	2.90	-	2.90	14.23	-	14.23	-
4009-00 NSF Fees	20.00	-	20.00	100.00	-	100.00	-
Total Income	$ 27,872.90	$ 27,840.00	$ 32.90	$250,724.23	$250,560.00	$164.23	$334,080.00
Total OPERATING INCOME	**$ 27,872.90**	**$ 27,840.00**	**$ 32.90**	**$250,724.23**	**$250,560.00**	**$ 164.23**	**$334,080.00**
OPERATING EXPENSE							
Administrative Expenses							
5000-00 Management Fee	1,186.56	1,186.66	0.10	10,679.04	10,680.02	0.98	14,240.00
5001-00 Administrative Fees	136.60	125.00	(11.60)	1,204.22	1,125.00	(79.22)	1,500.00
5003-00 Legal/Collection Fees	-	83.33	83.33	1,796.00	749.97	(1,046.03)	1,000.00
5004-00 Tax/Audit Expense	-	91.66	91.66	750.00	825.02	75.02	1,100.00
5005-00 Website	85.00	75.00	(10.00)	873.00	675.00	(198.00)	900.00
5007-00 Printing/Copies/Scans	1.45	-	(1.45)	9.10	-	(9.10)	-
5008-00 Bank Fees	(18.00)	-	18.00	10.00	-	(10.00)	-
5011-00 Meeting/Social Expense	212.50	33.33	(179.17)	212.50	300.01	87.51	400.00
Total Administrative Expenses	$ 1,604.11	$ 1,594.98	($ 9.13)	$ 15,533.86	$ 14,355.02	($1,178.84)	$ 19,140.00
Insurance Expenses							
5100-00 Insurance Premiums	11,148.16	11,541.67	393.51	99,455.94	103,874.99	4,419.05	138,500.00
Total Insurance Expenses	$ 11,148.16	$ 11,541.67	$ 393.51	$ 99,455.94	$103,874.99	$4,419.05	$138,500.00
Building Repair & Maintenance							
5150-00 General Repair/Maintenance	50.00	333.33	283.33	590.43	3,000.01	2,409.58	4,000.00
5201-00 Gutter Repair & Maintenance	-	350.00	350.00	2,095.00	3,150.00	1,055.00	4,200.00
5203-00 Lighting Maintenance & Repair	400.00	416.67	16.67	3,035.00	3,749.99	714.99	5,000.00
5206-00 Pest Control	66.00	83.33	17.33	396.00	750.01	354.01	1,000.00
Total Building Repair & Maintenance	$ 516.00	$ 1,183.33	$ 667.33	$ 6,116.43	$ 10,650.01	$4,533.58	$ 14,200.00
Grounds Repair & Maintenance							
5300-00 Landscape Contract	3,679.25	3,679.17	(0.08)	33,288.25	33,112.49	(175.76)	44,150.00
5301-00 Landscaping Other	8,773.94	458.33	(8,315.61)	10,720.94	4,125.01	(6,595.93)	5,500.00
5302-00 Tree Maintenance	1,240.00	416.66	(823.34)	2,873.00	3,750.02	877.02	5,000.00
5303-00 Water Fall Maintenance	-	41.66	41.66	58.30	375.02	316.72	500.00
5325-00 Snow Removal	-	2,166.67	2,166.67	12,491.25	19,500.03	7,008.78	26,000.00
5330-00 Irrigation Repair & Maintenance	7,595.06	666.67	(6,928.39)	17,772.62	6,000.03	(11,772.59)	8,000.00
Total Grounds Repair & Maintenance	$ 21,288.25	$ 7,429.16	($ 13,859.09)	$ 77,204.36	$ 66,862.60	($10,341.76)	$ 89,150.00
Utility Expenses							
5401-00 Electric	257.17	250.00	(7.17)	2,104.51	2,250.00	145.49	3,000.00
5402-00 Water/Sewer	5,227.83	3,083.33	(2,144.50)	29,707.55	27,749.97	(1,957.58)	37,000.00
5420-00 Trash Removal Service	1,549.48	1,416.67	(132.81)	13,189.41	12,749.99	(439.42)	17,000.00
Total Utility Expenses	$ 7,034.48	$ 4,750.00	($ 2,284.48)	$ 45,001.47	$ 42,749.96	($2,251.51)	$ 57,000.00
Miscellaneous Expense							
5600-00 Contingency	-	15.83	15.83	-	142.51	142.51	190.00
Total Miscellaneous Expense	$ -	$ 15.83	$ 15.83	$ -	$ 142.51	$142.51	$ 190.00
Reserve Contributions & Expenditures							
6000-00 Transfer to Reserves	1,325.00	1,325.00	-	11,925.00	11,925.00	-	15,900.00
Total Reserve Contributions & Expenditur	$ 1,325.00	$ 1,325.00	$ -	$ 11,925.00	$ 11,925.00	$0.00	$ 15,900.00
Total OPERATING EXPENSE	**$ 42,916.00**	**$ 27,839.97**	**($ 15,076.03)**	**$255,237.06**	**$250,560.09**	**($ 4,676.97)**	**$334,080.00**
Net Income:	**($ 15,043.10)**	**$ 0.03**	**($ 15,043.13)**	**($ 4,512.83)**	**($ 0.09)**	**($ 4,512.74)**	**$ 0.00**

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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	$11,925.00	$-	$11,925.00	$-
4006-99 Delinquent Interest	7.40	-	7.40	54.78	-	54.78	-
4020-99 Reserve Interest Income	1,232.16	-	1,232.16	10,762.39	-	10,762.39	-
Total Income	$2,564.56	$-	$2,564.56	$22,742.17	$-	$22,742.17	$-
Total RESERVE INCOME	**$2,564.56**	**$-**	**$2,564.56**	**$22,742.17**	**$-**	**$22,742.17**	**$-**
RESERVE EXPENSE							
Reserve Contributions & Expenditures							
6005-99 IRS & Colorado Tax Liability	-	-	-	392.61	-	(392.61)	-
Total Reserve Contributions & Expenditur	$-	$-	$-	$392.61	$-	($392.61)	$-
Total RESERVE EXPENSE	**$0.00**	**$-**	**$-**	**$392.61**	**$-**	**($392.61)**	**$-**
Net Reserve:	**$2,564.56**	**$0.00**	**$2,564.56**	**$22,349.56**	**$0.00**	**$22,349.56**	**$0.00**

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