

Financial Reporting Package

Woodbridge HOA

3/1/2018 - 3/31/2018

Woodbridge Townhome Owners Association, Inc.

Balance Sheet

3/31/2018

Assets

Operating

1012 - Pacific Premier - Operating \$31,107.95

Operating Total \$31,107.95

Total Reserve

1013 - Pacific Premier - Reserve \$188,583.11

1040 - PPCU Savings \$10.49

1055 - PPCU -MM \$41.71

Total Reserve Total \$188,635.31

Assets Total

\$219,743.26

Liabilities and Equity

Current Liability

2150 - Pre Paid Assessments \$5,063.67

Current Liability Total \$5,063.67

Reserve Allocation

5004 - Siding \$30,000.00

5010 - Asphalt Maintenance \$10,000.00

5021 - Waterfall \$5,000.00

5090 - Roof Replacement \$50,000.00

5110 - Painting \$30,000.00

5130 - Temp Unallocated Res \$48,579.45

5140 - Landscape Reserves \$5,000.00

5180 - Deck Reserves \$10,000.00

Reserve Allocation Total \$188,579.45

Retained Earnings

\$3,856.17

Net Income

\$22,243.97

Liabilities & Equity Total

\$219,743.26

Woodbridge Townhome Owners Association, Inc.

Income Statement

3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018	Year To Date
Income		
<u>Current Year Earnings</u>		
3010 - Assessments	\$18,585.00	\$56,345.00
3032 - Interest on Reserve Funds	\$55.86	\$160.30
3060 - Reserve Transfers	(\$2,006.67)	(\$6,399.59)
3070 - Reserve Interest Transfer	\$0.00	(\$49.86)
<u>Total Current Year Earnings</u>	\$16,634.19	\$50,055.85
<i>Total Income</i>	\$16,634.19	\$50,055.85
Expense		
<u>Administrative</u>		
4041 - Web Site Hosting	\$0.00	\$95.88
4051 - Management Fees	\$1,554.17	\$4,662.51
4052 - Legal Fees	\$4.71	\$312.71
4057 - Copies/Postage	\$8.75	\$82.04
<u>Total Administrative</u>	\$1,567.63	\$5,153.14
<u>Insurance</u>		
4042 - Casualty/Liability	\$2,657.08	\$7,971.24
4043 - Workers Comp	(\$49.00)	(\$49.00)
<u>Total Insurance</u>	\$2,608.08	\$7,922.24
<u>Maintenance</u>		
4011 - Grounds Contract	\$2,676.67	\$8,030.01
4012 - Gutter	\$28.90	\$1,948.90
4014 - Lighting/Electrical	\$315.99	\$815.99
4016 - Snow Removal	\$2,581.25	\$2,581.25
4018 - Misc. Landscape Maintenanc	\$60.00	\$60.00
4056 - Roof Repair	\$0.00	(\$2,200.00)
<u>Total Maintenance</u>	\$5,662.81	\$11,236.15
<u>Utility</u>		
4031 - Electricity	\$222.21	\$737.13
4033 - Water	\$79.50	\$246.45
4035 - Trash Removal	\$744.00	\$2,516.77
<u>Total Utility</u>	\$1,045.71	\$3,500.35
<i>Total Expense</i>	\$10,884.23	\$27,811.88
Operating Net Income	\$5,749.96	\$22,243.97
Net Income	\$5,749.96	\$22,243.97

Woodbridge Townhome Owners Association, Inc.
Check Register Report
3/1/2018 - 3/31/2018

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1012	145	3/14/2018 89507	Orten Cavanagh & Holmes	\$4.71	4052 Legal Fees	\$4.71	\$4.71
1012	146	3/14/2018 3943	Courtney & Courtney	\$8.75	4057 Copies/Postage	\$8.75	\$8.75
1012	147	3/14/2018 273	Dorman Association Management	\$1,554.17	4051 Management Fees	\$1,554.17	\$1,554.17
1012	148	3/14/2018 933875	Brown's Maintenance	\$250.00	4014 Lighting/Electrical	\$250.00	\$250.00
1012	149	3/14/2018 16179 16179	Bear Claw Landscaping, In	\$5,257.92	4016 Snow Removal 4011 Grounds Contract	\$2,581.25 \$2,676.67	\$2,581.25 \$2,676.67
1012	150	3/14/2018 6198152-2528-6	Waste Management	\$744.00	4035 Trash Removal	\$744.00	\$744.00
1012	151	3/14/2018 WT 3/21/18 WT 3/21/18	Colorado Spgs Utilities	\$301.71	4033 Water 4031 Electricity	\$79.50 \$222.21	\$79.50 \$222.21
1012	152	3/15/2018 3142018	Holyoak Mutual Ins Comp in Salem	\$0.00	****VOID****	\$0.00	\$0.00
1012	153	3/16/2018 WT-201802-0002	Country Mutual Insurance Company	\$2,657.08	4042 Casualty/Liability	\$2,657.08	\$2,657.08
1012	154	3/16/2018 WT Mar 2018	Lynn Ostler	\$28.90	4012 Gutter	\$28.90	\$28.90
1012	155	3/20/2018 WT 3/20/18	Bulbs Plus	\$35.75	4014 Lighting/Electrical	\$35.75	\$35.75
1012	156	3/26/2018 260922	Bulbs Plus	\$30.24	4014 Lighting/Electrical	\$30.24	\$30.24
1012	157	3/28/2018 WT 4/26/18	Froggy's Pest Control	\$60.00	4018 Misc. Landscape Maintenanc	\$60.00	\$60.00
Total:				\$10,933.23			

Woodbridge Townhome Owners Association, Inc.
Accounts Receivable Aging Report
Period Through: 3/31/2018

Unit	Account Number	Name	Total Due	Current	30 days	60 days	90 days	Unit Address	Last Name	First Name
45	103900450 (01-Owner Ledger) 3/1/2018 - March 2018 - Monthly Assessment	Robert & Darlene Nykaza	\$295.00		\$295.00			16 Woodbridge Drive	Nykaza	Robert
Totals:			\$295.00	\$0.00	\$295.00	\$0.00	\$0.00			

Woodbridge Townhome Owners Association, Inc.
Budget Comparison Report
3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018			1/1/2018 - 3/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Current Year Earnings</u>							
3010 - Assessments	\$18,585.00	\$18,880.00	(\$295.00)	\$56,345.00	\$56,640.00	(\$295.00)	\$226,560.00
3032 - Interest on Reserve Funds	\$55.86	\$0.00	\$55.86	\$160.30	\$0.00	\$160.30	\$0.00
3060 - Reserve Transfers	(\$2,006.67)	(\$2,169.17)	\$162.50	(\$6,399.59)	(\$6,507.51)	\$107.92	(\$26,030.00)
3070 - Reserve Interest Transfer	\$0.00	\$0.00	\$0.00	(\$49.86)	\$0.00	(\$49.86)	\$0.00
<u>Total Current Year Earnings</u>	\$16,634.19	\$16,710.83	(\$76.64)	\$50,055.85	\$50,132.49	(\$76.64)	\$200,530.00
Total Income	\$16,634.19	\$16,710.83	(\$76.64)	\$50,055.85	\$50,132.49	(\$76.64)	\$200,530.00
Expense							
<u>Administrative</u>							
4040 - Social Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$99.99	\$99.99	\$400.00
4041 - Web Site Hosting	\$0.00	\$0.00	\$0.00	\$95.88	\$500.00	\$404.12	\$500.00
4051 - Management Fees	\$1,554.17	\$1,554.17	\$0.00	\$4,662.51	\$4,662.51	\$0.00	\$18,650.00
4052 - Legal Fees	\$4.71	\$83.33	\$78.62	\$312.71	\$249.99	(\$62.72)	\$1,000.00
4057 - Copies/Postage	\$8.75	\$33.33	\$24.58	\$82.04	\$99.99	\$17.95	\$400.00
4083 - Audit/Tax Preparation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
<u>Total Administrative</u>	\$1,567.63	\$1,704.16	\$136.53	\$5,153.14	\$5,612.48	\$459.34	\$21,950.00
<u>Insurance</u>							
4042 - Casualty/Liability	\$2,657.08	\$3,729.58	\$1,072.50	\$7,971.24	\$11,188.74	\$3,217.50	\$44,755.00
4043 - Workers Comp	(\$49.00)	\$0.00	\$49.00	(\$49.00)	\$0.00	\$49.00	\$0.00
<u>Total Insurance</u>	\$2,608.08	\$3,729.58	\$1,121.50	\$7,922.24	\$11,188.74	\$3,266.50	\$44,755.00
<u>Maintenance</u>							
4011 - Grounds Contract	\$2,676.67	\$2,575.67	(\$101.00)	\$8,030.01	\$7,727.01	(\$303.00)	\$30,908.00
4012 - Gutter	\$28.90	\$0.00	(\$28.90)	\$1,948.90	\$0.00	(\$1,948.90)	\$5,000.00
4014 - Lighting/Electrical	\$315.99	\$416.67	\$100.68	\$815.99	\$1,250.01	\$434.02	\$5,000.00
4015 - Irrigation Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,417.00
4016 - Snow Removal	\$2,581.25	\$2,000.00	(\$581.25)	\$2,581.25	\$7,000.00	\$4,418.75	\$12,000.00
4018 - Misc. Landscape Maintenan	\$60.00	\$1,166.67	\$1,106.67	\$60.00	\$3,500.01	\$3,440.01	\$14,000.00
4019 - Cement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
4021 - Street Repair and Sealing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00
4036 - Decks	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
4053 - Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
4056 - Roof Repair	\$0.00	\$41.67	\$41.67	(\$2,200.00)	\$125.01	\$2,325.01	\$500.00
4073 - Waterfall Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
4200 - Contingency	\$0.00	\$83.33	\$83.33	\$0.00	\$249.99	\$249.99	\$1,000.00
<u>Total Maintenance</u>	\$5,662.81	\$6,367.34	\$704.53	\$11,236.15	\$20,102.02	\$8,865.87	\$88,825.00
<u>Utility</u>							
4031 - Electricity	\$222.21	\$291.67	\$69.46	\$737.13	\$875.01	\$137.88	\$3,500.00
4033 - Water	\$79.50	\$75.00	(\$4.50)	\$246.45	\$225.00	(\$21.45)	\$32,000.00
4035 - Trash Removal	\$744.00	\$791.67	\$47.67	\$2,516.77	\$2,375.01	(\$141.76)	\$9,500.00
<u>Total Utility</u>	\$1,045.71	\$1,158.34	\$112.63	\$3,500.35	\$3,475.02	(\$25.33)	\$45,000.00
Total Expense	\$10,884.23	\$12,959.42	\$2,075.19	\$27,811.88	\$40,378.26	\$12,566.38	\$200,530.00

Woodbridge Townhome Owners Association, Inc.

Budget Comparison Report

3/1/2018 - 3/31/2018

	3/1/2018 - 3/31/2018			1/1/2018 - 3/31/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Income	\$5,749.96	\$3,751.41	\$1,998.55	\$22,243.97	\$9,754.23	\$12,489.74	\$0.00
Net Income	\$5,749.96	\$3,751.41	\$1,998.55	\$22,243.97	\$9,754.23	\$12,489.74	\$0.00