

Financial Reporting Package

Woodbridge HOA

4/1/2018 - 4/30/2018

Woodbridge Townhome Owners Association, Inc.

Balance Sheet

4/30/2018

Assets

Operating

1012 - Pacific Premier - Operating \$38,361.54

Operating Total \$38,361.54

Total Reserve

1013 - Pacific Premier - Reserve \$190,984.06

1040 - PPCU Savings \$10.49

1055 - PPCU -MM \$41.71

Total Reserve Total \$191,036.26

Assets Total

\$229,397.80

Liabilities and Equity

Current Liability

2150 - Pre Paid Assessments \$4,183.67

Current Liability Total \$4,183.67

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 \$51,036.26

5140 - Landscape Reserves \$5,000.00

5180 - Deck Reserves \$10,000.00

Reserve Allocation Total \$191,036.26

Retained Earnings

\$3,856.17

Net Income

\$30,321.70

Liabilities & Equity Total

\$229,397.80

Woodbridge Townhome Owners Association, Inc.

Income Statement

4/1/2018 - 4/30/2018

	4/1/2018 - 4/30/2018	Year To Date
Income		
<u>Current Year Earnings</u>		
3010 - Assessments	\$17,985.00	\$74,330.00
3020 - Late Fees	\$10.00	\$10.00
3032 - Interest on Reserve Funds	\$69.28	\$229.58
3060 - Reserve Transfers	(\$2,169.17)	(\$8,731.26)
3070 - Reserve Interest Transfer	(\$69.28)	(\$175.00)
<u>Total Current Year Earnings</u>	<u>\$15,825.83</u>	<u>\$65,663.32</u>
 <i>Total Income</i>	 \$15,825.83	 \$65,663.32
 Expense		
<u>Administrative</u>		
4041 - Web Site Hosting	\$0.00	\$95.88
4051 - Management Fees	\$1,554.17	\$6,216.68
4052 - Legal Fees	\$0.00	\$312.71
4057 - Copies/Postage	\$0.00	\$82.04
<u>Total Administrative</u>	<u>\$1,554.17</u>	<u>\$6,707.31</u>
 <u>Insurance</u>		
4042 - Casualty/Liability	\$0.00	\$7,971.24
4043 - Workers Comp	\$0.00	(\$49.00)
<u>Total Insurance</u>	<u>\$0.00</u>	<u>\$7,922.24</u>
 <u>Maintenance</u>		
4011 - Grounds Contract	\$2,676.67	\$10,706.68
4012 - Gutter	\$0.00	\$1,948.90
4014 - Lighting/Electrical	\$250.00	\$1,065.99
4016 - Snow Removal	\$0.00	\$2,581.25
4018 - Misc. Landscape Maintenanc	\$1,730.00	\$1,790.00
4023 - Misc Maintenance	\$300.00	\$300.00
4056 - Roof Repair	\$0.00	(\$2,200.00)
<u>Total Maintenance</u>	<u>\$4,956.67</u>	<u>\$16,192.82</u>
 <u>Utility</u>		
4031 - Electricity	\$198.05	\$935.18
4033 - Water	\$76.85	\$323.30
4035 - Trash Removal	\$744.00	\$3,260.77
<u>Total Utility</u>	<u>\$1,018.90</u>	<u>\$4,519.25</u>
 <i>Total Expense</i>	 \$7,529.74	 \$35,341.62
 Operating Net Income	 <u>\$8,296.09</u>	 <u>\$30,321.70</u>
 Net Income	 <u>\$8,296.09</u>	 <u>\$30,321.70</u>

Woodbridge Townhome Owners Association, Inc.
Check Register Report
4/1/2018 - 4/30/2018

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1012	158	4/2/2018 336	Dorman Association Management	\$1,554.17	4051 Management Fees	\$1,554.17	\$1,554.17
1012	159	4/2/2018 WT 3/28/18	Animal Movers	\$80.00	4018 Misc. Landscape Maintenanc	\$80.00	\$80.00
1012	160	4/4/2018 933876	Brown's Maintenance	\$250.00	4014 Lighting/Electrical	\$250.00	\$250.00
1012	161	4/10/2018 6209442-2528-8	Waste Management	\$744.00	4035 Trash Removal	\$744.00	\$744.00
1012	162	4/11/2018 WT 4/19/18 WT 4/19/18	Colorado Spgs Utilities	\$274.90	4033 Water 4031 Electricity	\$76.85 \$198.05	\$76.85 \$198.05
1012	163	4/17/2018 16240 16240	Bear Claw Landscaping, Inc	\$4,326.67	4018 Misc. Landscape Maintenanc 4011 Grounds Contract	\$1,650.00 \$2,676.67	\$1,650.00 \$2,676.67
1012	164	4/20/2018 1203	Arrow Locksmith, LLC Postal box lock reapi	\$300.00	4023 Misc Maintenance	\$300.00	\$300.00
Total:				\$7,529.74			

Woodbridge Townhome Owners Association, Inc.
Accounts Receivable Aging Report
Period Through: 4/30/2018

Unit	Account Number	Name	Total Due	Current	30 days	60 days	90 days	Unit Address	Last Name	First Name
11	103900110 (01-Owner Ledger)	Robin Elizabeth Cornwell	\$10.00					14 Woodbridge Drive	Cornwell	Robin
	4/1/2018 - April 2018 - Monthly Assessment			\$10.00						
45	103900450 (01-Owner Ledger)	Robert & Darlene Nykaza	\$600.00					16 Woodbridge Drive	Nykaza	Robert
	4/11/2018 - Late Fee			\$10.00						
	4/1/2018 - April 2018 - Monthly Assessment			\$295.00						
	3/1/2018 - March 2018 - Monthly Assessment					\$295.00				
12	103900120 (01-Owner Ledger)	Michael & Mary Coupens	\$305.00					21 Woodbridge Drive	Coupens	Michael
	4/11/2018 - Late Fee			\$10.00						
	4/1/2018 - April 2018 - Monthly Assessment			\$295.00						
15	103900151 (01-Owner Ledger)	Joseph J. Gass and Jennifer G. Jenkins	\$305.00					38 Woodbridge Drive	Gass	Joseph
	4/11/2018 - Late Fee			\$10.00						
	4/1/2018 - April 2018 - Monthly Assessment			\$295.00						
Totals:			\$1,220.00	\$925.00	\$0.00	\$295.00	\$0.00			

Woodbridge Townhome Owners Association, Inc.
Budget Comparison Report
4/1/2018 - 4/30/2018

	4/1/2018 - 4/30/2018			1/1/2018 - 4/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Current Year Earnings</u>							
3010 - Assessments	\$17,985.00	\$18,880.00	(\$895.00)	\$74,330.00	\$75,520.00	(\$1,190.00)	\$226,560.00
3020 - Late Fees	\$10.00	\$0.00	\$10.00	\$10.00	\$0.00	\$10.00	\$0.00
3032 - Interest on Reserve Funds	\$69.28	\$0.00	\$69.28	\$229.58	\$0.00	\$229.58	\$0.00
3060 - Reserve Transfers	(\$2,169.17)	(\$2,169.17)	\$0.00	(\$8,731.26)	(\$8,676.68)	(\$54.58)	(\$26,030.00)
3070 - Reserve Interest Transfer	(\$69.28)	\$0.00	(\$69.28)	(\$175.00)	\$0.00	(\$175.00)	\$0.00
<u>Total Current Year Earnings</u>	\$15,825.83	\$16,710.83	(\$885.00)	\$65,663.32	\$66,843.32	(\$1,180.00)	\$200,530.00
Total Income	\$15,825.83	\$16,710.83	(\$885.00)	\$65,663.32	\$66,843.32	(\$1,180.00)	\$200,530.00
Expense							
<u>Administrative</u>							
4040 - Social Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$133.32	\$133.32	\$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	\$6,216.68	\$6,216.68	\$0.00	\$18,650.00
4052 - Legal Fees	\$0.00	\$83.33	\$83.33	\$312.71	\$333.32	\$20.61	\$1,000.00
4057 - Copies/Postage	\$0.00	\$33.33	\$33.33	\$82.04	\$133.32	\$51.28	\$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>	\$1,554.17	\$1,704.16	\$149.99	\$6,707.31	\$7,316.64	\$609.33	\$21,950.00
<u>Insurance</u>							
4042 - Casualty/Liability	\$0.00	\$3,729.58	\$3,729.58	\$7,971.24	\$14,918.32	\$6,947.08	\$44,755.00
4043 - Workers Comp	\$0.00	\$0.00	\$0.00	(\$49.00)	\$0.00	\$49.00	\$0.00
<u>Total Insurance</u>	\$0.00	\$3,729.58	\$3,729.58	\$7,922.24	\$14,918.32	\$6,996.08	\$44,755.00
<u>Maintenance</u>							
4011 - Grounds Contract	\$2,676.67	\$2,575.67	(\$101.00)	\$10,706.68	\$10,302.68	(\$404.00)	\$30,908.00
4012 - Gutter	\$0.00	\$0.00	\$0.00	\$1,948.90	\$0.00	(\$1,948.90)	\$5,000.00
4014 - Lighting/Electrical	\$250.00	\$416.67	\$166.67	\$1,065.99	\$1,666.68	\$600.69	\$5,000.00
4015 - Irrigation Repairs	\$0.00	\$900.00	\$900.00	\$0.00	\$900.00	\$900.00	\$5,417.00
4016 - Snow Removal	\$0.00	\$1,000.00	\$1,000.00	\$2,581.25	\$8,000.00	\$5,418.75	\$12,000.00
4018 - Misc. Landscape Maintenance	\$1,730.00	\$1,166.67	(\$563.33)	\$1,790.00	\$4,666.68	\$2,876.68	\$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
4023 - Misc Maintenance	\$300.00	\$0.00	(\$300.00)	\$300.00	\$0.00	(\$300.00)	\$0.00
4036 - Decks	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
4053 - Painting	\$0.00	\$200.00	\$200.00	\$0.00	\$200.00	\$200.00	\$500.00
4056 - Roof Repair	\$0.00	\$41.67	\$41.67	(\$2,200.00)	\$166.68	\$2,366.68	\$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	\$333.32	\$333.32	\$1,000.00
<u>Total Maintenance</u>	\$4,956.67	\$6,467.34	\$1,510.67	\$16,192.82	\$26,569.36	\$10,376.54	\$88,825.00
<u>Utility</u>							
4031 - Electricity	\$198.05	\$291.67	\$93.62	\$935.18	\$1,166.68	\$231.50	\$3,500.00
4033 - Water	\$76.85	\$1,200.00	\$1,123.15	\$323.30	\$1,425.00	\$1,101.70	\$32,000.00
4035 - Trash Removal	\$744.00	\$791.67	\$47.67	\$3,260.77	\$3,166.68	(\$94.09)	\$9,500.00
<u>Total Utility</u>	\$1,018.90	\$2,283.34	\$1,264.44	\$4,519.25	\$5,758.36	\$1,239.11	\$45,000.00

Woodbridge Townhome Owners Association, Inc.

Budget Comparison Report

4/1/2018 - 4/30/2018

	4/1/2018 - 4/30/2018			1/1/2018 - 4/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$7,529.74	\$14,184.42	\$6,654.68	\$35,341.62	\$54,562.68	\$19,221.06	\$200,530.00
Operating Net Income	\$8,296.09	\$2,526.41	\$5,769.68	\$30,321.70	\$12,280.64	\$18,041.06	\$0.00
Net Income	\$8,296.09	\$2,526.41	\$5,769.68	\$30,321.70	\$12,280.64	\$18,041.06	\$0.00