

April 17, 2016

RE: Treasurer's Report for March 31, 2016

**TO ALL BOARD MEMBERS:**

**Balance Sheet:**

- Our total cash balance is \$19,499 which is \$7,178 more than at the end of February. The reserve balance is now \$87,246. We did spend \$5,490 from reserves for a company to come and repair chimney roof caps. Several caps had been noted by the roofing company last year as needing to be repaired. All roof caps were checked and repaired as necessary.

**Income/Expenses:**

- **Monthly assessment income:** Year-to-date, we are currently below in our monthly assessment line item by \$25. **ABOVE** budget means that some of our delinquent accounts are being collected. **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. Currently only one homeowner is behind one month, but that should be caught up in April.
- **Total expenses:** Overall(year-to-date) we are \$4,738 under in our monthly budgeted expenses. Normally this time of year we are under more than this, however, the large snows we had in February has caused us to be over our annual snow budget of \$10,000 by \$4,192. The Board will be monitoring other areas in the budget for the rest of the year to try to offset this snow removal overage before the end of the year. While our insurance program for property appears to be over at this point in the year, out billings are spread over 10 months versus 12, so we should be OK by the end of the year in December.

Bob Jones  
Treasurer

# Balance Sheet

Thursday, March 31, 2016

## Woodbridge HOA

Cash Accounting Year Starts January 1, 2016

### ASSETS

#### Current Assets

##### Checking/Savings

1010 US Bank - Operating WT \$19,499.35

Total Checking/Savings \$19,499.35

Total Current Assets \$19,499.35

##### Checking/Savings

##### Total Reserves

1015 US Bank - Reserves .04% \$87,193.53

1033 PPCU - Savings \$10.49

1022 PPCU-MM \$41.71

Total Total Reserves \$87,245.73

Total Checking/Savings \$87,245.73

**TOTAL ASSETS** **\$106,745.08**

### LIABILITIES

#### Current Liabilities

2150 Pre Paid Assessments \$6,207.67

Total Current Liabilities \$6,207.67

#### Long Term Liabilities

##### Reserve Allocation

5001 Siding \$12,137.91

5003 Roofs \$10,000.00

5020 Temp Unallocated Reserve \$62,775.18

5007 Asphalt \$1,166.64

5009 Concrete \$500.00

5011 Landscaping \$416.00

5015 Pond \$250.00

Total Reserve Allocation \$87,245.73

Total Long Term Liabilities \$87,245.73

**TOTAL LIABILITIES** **\$93,453.40**

### EQUITY

#### Current Year Earnings

(\$10,261.10)

#### Capital

2900 Retained Earnings \$23,552.78

Total Capital \$23,552.78

**TOTAL EQUITY** **\$13,291.68**

**TOTAL LIABILITIES AND EQUITY** **\$106,745.08**

# Unexpended Budget Report

Thursday, March 31, 2016

## 2016 Budget

Woodbridge HOA Cash Accounting Year Starts January 1, 2016

	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	3.88	0.00	3.88	10.14	0.00	10.14	0.00	(10.14)
3034 Interest on Operating Fun	0.67	0.00	0.67	2.46	0.00	2.46	0.00	(2.46)
Total Interest Income	4.55	0.00	4.55	12.60	0.00	12.60	0.00	(12.60)
3072 Reserves IN	5,490.00	0.00	5,490.00	5,490.00	0.00	5,490.00	0.00	(5,490.00)
3010 Assessments	18,560.00	18,880.00	(320.00)	56,615.00	56,640.00	(25.00)	226,560.00	169,945.00
3020 Late Fees	0.00	33.33	(33.33)	0.00	99.99	(99.99)	400.00	400.00
3023 Fines	125.00	0.00	125.00	125.00	0.00	125.00	0.00	(125.00)
3060 Reserve Transfers	(2,656.67)	(2,656.67)	0.00	(22,970.01)	(7,970.01)	(15,000.00)	(31,880.00)	(8,909.99)
3070 Reserve Interest Transfer	(3.88)	0.00	(3.88)	(10.14)	0.00	(10.14)	0.00	10.14
Total Income	21,519.00	16,256.66	5,262.34	39,262.45	48,769.98	(9,507.53)	195,080.00	155,817.55
<b>TOTAL INCOME</b>	21,519.00	16,256.66	5,262.34	39,262.45	48,769.98	(9,507.53)	195,080.00	155,817.55
<b>EXPENSES</b>								
Expenses								
Administrative								
4019 Misc Admin Expense	0.00	41.67	(41.67)	95.88	125.01	(29.13)	500.00	404.12
4086 Meeting Expense	0.00	33.33	(33.33)	0.00	99.99	(99.99)	400.00	400.00
4012 Management Fees	1,543.00	1,525.00	18.00	4,593.00	4,575.00	18.00	18,300.00	13,707.00
4013 Assoc Legal Fees	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00	1,000.00
4015 Audit/Tax Prep	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00	1,000.00
4016 Copies/Postage & Faxes	9.97	33.33	(23.36)	38.33	99.99	(61.66)	400.00	361.67
Total Administrative	1,552.97	1,799.99	(247.02)	4,727.21	5,399.97	(672.76)	21,600.00	16,872.79
Insurance								
4021 Insurance	4,155.50	3,729.58	425.92	12,529.50	11,188.74	1,340.76	44,755.00	32,225.50
Total Insurance	4,155.50	3,729.58	425.92	12,529.50	11,188.74	1,340.76	44,755.00	32,225.50
Utilities								
4032 Electricity	255.99	291.67	(35.68)	802.25	875.01	(72.76)	3,500.00	2,697.75
4033 Water/Sewer	78.18	2,666.67	(2,588.49)	222.48	8,000.01	(7,777.53)	32,000.00	31,777.52

# Unexpended Budget Report

Thursday, March 31, 2016

## 2016 Budget (Continued)

Woodbridge HOA Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses (Continued)								
Total Utilities	334.17	2,958.34	(2,624.17)	1,024.73	8,875.02	(7,850.29)	35,500.00	34,475.27
Maintenance								
4042 Lighting	312.61	416.67	(104.06)	812.61	1,250.01	(437.40)	5,000.00	4,187.39
4043 Painting	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00	500.00
4044 Gutter Repair/Maintenance	61.57	250.00	(188.43)	61.57	750.00	(688.43)	3,000.00	2,938.43
4045 Building Maint	110.00	41.67	68.33	620.00	125.01	494.99	500.00	(120.00)
4046 Roof Repair	0.00	41.67	(41.67)	110.00	125.01	(15.01)	500.00	390.00
4047 Landscape & Misc Grounds	500.00	1,166.67	(666.67)	500.00	3,500.01	(3,000.01)	14,000.00	13,500.00
4048 Grounds Contract	2,640.00	2,540.00	100.00	7,280.00	7,620.00	(340.00)	30,480.00	23,200.00
4049 Irrigation Repair	0.00	520.42	(520.42)	0.00	1,561.26	(1,561.26)	6,245.00	6,245.00
4051 Asphalt Repair	0.00	416.67	(416.67)	0.00	1,250.01	(1,250.01)	5,000.00	5,000.00
4052 Concrete Repair	0.00	666.67	(666.67)	0.00	2,000.01	(2,000.01)	8,000.00	8,000.00
4053 Pond Maint	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00	1,000.00
4055 Snow Removal	0.00	833.33	(833.33)	14,192.50	2,499.99	11,692.51	10,000.00	(4,192.50)
4056 Trash Removal	680.26	666.67	13.59	2,053.68	2,000.01	53.67	8,000.00	5,946.32
4059 Contingency	0.00	83.33	(83.33)	121.75	249.99	(128.24)	1,000.00	878.25
Total Maintenance	4,304.44	7,768.77	(3,464.33)	25,752.11	23,306.31	2,445.80	93,225.00	67,472.89
Reserve Expenditures								
6003 Bldg Maint Reserve Expend	5,490.00	0.00	5,490.00	5,490.00	0.00	5,490.00	0.00	(5,490.00)
Total Reserve Expenditures	5,490.00	0.00	5,490.00	5,490.00	0.00	5,490.00	0.00	(5,490.00)
Total Expenses	15,837.08	16,256.68	(419.60)	49,523.55	48,770.04	753.51	195,080.00	145,556.45
TOTAL EXPENSES	15,837.08	16,256.68	(419.60)	49,523.55	48,770.04	753.51	195,080.00	145,556.45
NET INCOME (LOSS)	5,681.92	(0.02)	5,681.94	(10,261.10)	(0.06)	(10,261.04)		
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>10,261.10</b>