

December 15, 2016

RE: Treasurer's Report for November 30, 2016

**TO ALL BOARD MEMBERS:**

**Balance Sheet:**

- Our total operating cash balance is \$21,629 which is about \$2,200 more than our October 31, 2016 balance. This is the time of year when bills are not as much as the summer time. The reserve balance is now \$105,993. No reserve money was spent during November 2016. Assuming the cash balance is about the same in December after we pay bills, we will move \$20,000 to reserves thus making the reserve balance \$128,600 after the normal reserve balance transfer is made for December.

**Income/Expenses:**

- **Monthly assessment income:** Year-to-date, we are currently below in our monthly assessment line item by \$615. **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 is paying their monthly assessment on time. Currently there are two (2) homeowners behind in their monthly assessments. We expect these to catch up and be current in December.
- **Total expenses:**  
Overall(year-to-date) we are \$8,306 under in our monthly budgeted expenses. Fortunately, several of our Maintenance expense areas are **under** budget at this point in time by about \$13,000. Building Maintenance is over budget by \$1,272 due to some repairs to bridges that were needed early in the year. Snow removal is over budget for the entire year by \$5,420 due to the heavy snows that we had in February and March. The BOD will be looking for other areas to offset this shortfall before the end of the year. The Concrete budget of \$8,000 has been totally expended for the year; however, this is not unusual since most of your concrete repairs are done all at one time.

Overall, we are still in very good shape for this year. Unfortunately, the lack of rain in September and October has caused some of our irrigation savings in August to be used in these two months. The irrigation system was turned off in November for winterization.

Bob Jones  
Treasurer

# Balance Sheet

Wednesday, November 30, 2016

## Woodbridge HOA

Cash Accounting Year Starts January 1, 2016

### ASSETS

#### Current Assets

##### Checking/Savings

1010 US Bank - Operating WT \$21,629.46

Total Checking/Savings \$21,629.46

Total Current Assets \$21,629.46

##### Checking/Savings

##### Total Reserves

1015 US Bank - Reserves .04% \$105,941.09

1033 PPCU - Savings \$10.49

1022 PPCU-MM \$41.71

Total Total Reserves \$105,993.29

Total Checking/Savings \$105,993.29

**TOTAL ASSETS** **\$127,622.75**

### LIABILITIES

#### Current Liabilities

2150 Pre Paid Assessments \$5,617.67

Total Current Liabilities \$5,617.67

#### Long Term Liabilities

##### Reserve Allocation

5001 Siding \$12,137.91

5003 Roofs \$10,000.00

5020 Temp Unallocated Reserve \$82,022.74

5007 Asphalt \$1,166.64

5011 Landscaping \$416.00

5015 Pond \$250.00

Total Reserve Allocation \$105,993.29

Total Long Term Liabilities \$105,993.29

**TOTAL LIABILITIES** **\$111,610.96**

### EQUITY

#### Current Year Earnings

(\$7,540.99)

#### Capital

2900 Retained Earnings \$23,552.78

Total Capital \$23,552.78

**TOTAL EQUITY** **\$16,011.79**

**TOTAL LIABILITIES AND EQUITY** **\$127,622.75**

# Unexpended Budget Report

Wednesday, November 30, 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	4.31	0.00	4.31	42.34	0.00	42.34	0.00	(42.34)
3034 Interest on Operating Fun	0.57	0.00	0.57	8.60	0.00	8.60	0.00	(8.60)
Total Interest Income	4.88	0.00	4.88	50.94	0.00	50.94	0.00	(50.94)
3072 Reserves IN	0.00	0.00	0.00	8,028.00	0.00	8,028.00	0.00	(8,028.00)
3010 Assessments	18,585.00	18,880.00	(295.00)	207,065.00	207,680.00	(615.00)	226,560.00	19,495.00
3020 Late Fees	0.00	33.34	(33.34)	0.00	366.67	(366.67)	400.00	400.00
3023 Fines	0.00	0.00	0.00	125.00	0.00	125.00	0.00	(125.00)
3060 Reserve Transfers	(2,656.67)	(2,656.67)	0.00	(44,223.37)	(29,223.34)	(15,000.03)	(31,880.00)	12,343.37
3070 Reserve Interest Transfer	(4.31)	0.00	(4.31)	(42.34)	0.00	(42.34)	0.00	42.34
Total Income	15,928.90	16,256.67	(327.77)	171,003.23	178,823.33	(7,820.10)	195,080.00	24,076.77
<b>TOTAL INCOME</b>	15,928.90	16,256.67	(327.77)	171,003.23	178,823.33	(7,820.10)	195,080.00	24,076.77
<b>EXPENSES</b>								
Expenses								
Administrative								
4019 Misc Admin Expense	0.00	41.67	(41.67)	95.88	458.34	(362.46)	500.00	404.12
4086 Meeting Expense	0.00	33.34	(33.34)	100.00	366.67	(266.67)	400.00	300.00
4012 Management Fees	1,525.00	1,525.00	0.00	16,793.00	16,775.00	18.00	18,300.00	1,507.00
4013 Assoc Legal Fees	434.00	83.34	350.66	471.00	916.67	(445.67)	1,000.00	529.00
4015 Audit/Tax Prep	0.00	83.34	(83.34)	0.00	916.67	(916.67)	1,000.00	1,000.00
4016 Copies/Postage & Faxes	71.32	33.34	37.98	332.18	366.67	(34.49)	400.00	67.82
Total Administrative	2,030.32	1,800.03	230.29	17,792.06	19,800.02	(2,007.96)	21,600.00	3,807.94
Insurance								
4021 Insurance	3,286.52	3,729.59	(443.07)	42,112.11	41,025.42	1,086.69	44,755.00	2,642.89
4022 Casualty/Liability	0.00	0.00	0.00	(17.50)	0.00	(17.50)	0.00	17.50
Total Insurance	3,286.52	3,729.59	(443.07)	42,094.61	41,025.42	1,069.19	44,755.00	2,660.39
Utilities								
4032 Electricity	273.64	291.67	(18.03)	2,842.57	3,208.34	(365.77)	3,500.00	657.43

# Unexpended Budget Report

Wednesday, November 30, 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)								
Utilities (Continued)								
4033 Water/Sewer	5,257.48	2,666.67	2,590.81	26,002.82	29,333.34	(3,330.52)	32,000.00	5,997.18
Total Utilities	5,531.12	2,958.34	2,572.78	28,845.39	32,541.68	(3,696.29)	35,500.00	6,654.61
Maintenance								
4042 Lighting	250.00	416.67	(166.67)	3,311.90	4,583.34	(1,271.44)	5,000.00	1,688.10
4043 Painting	0.00	41.67	(41.67)	0.00	458.34	(458.34)	500.00	500.00
4044 Gutter Repair/Maintenance	0.00	250.00	(250.00)	1,156.02	2,750.00	(1,593.98)	3,000.00	1,843.98
4045 Building Maint	300.04	41.67	258.37	1,730.80	458.34	1,272.46	500.00	(1,230.80)
4046 Roof Repair	0.00	41.67	(41.67)	435.00	458.34	(23.34)	500.00	65.00
4047 Landscape & Misc Grounds	1,600.00	1,166.67	433.33	11,410.24	12,833.34	(1,423.10)	14,000.00	2,589.76
4048 Grounds Contract	0.00	2,540.00	(2,540.00)	27,160.00	27,940.00	(780.00)	30,480.00	3,320.00
4049 Irrigation Repair	0.00	520.42	(520.42)	800.00	5,724.59	(4,924.59)	6,245.00	5,445.00
4051 Asphalt Repair	0.00	416.67	(416.67)	2,727.00	4,583.34	(1,856.34)	5,000.00	2,273.00
4052 Concrete Repair	0.00	666.67	(666.67)	9,250.00	7,333.34	1,916.66	8,000.00	(1,250.00)
4053 Pond Maint	0.00	83.34	(83.34)	90.00	916.67	(826.67)	1,000.00	910.00
4055 Snow Removal	0.00	833.34	(833.34)	15,420.00	9,166.67	6,253.33	10,000.00	(5,420.00)
4056 Trash Removal	706.41	666.67	39.74	7,665.50	7,333.34	332.16	8,000.00	334.50
4059 Contingency	0.00	83.34	(83.34)	627.70	916.67	(288.97)	1,000.00	372.30
Total Maintenance	2,856.45	7,768.80	(4,912.35)	81,784.16	85,456.32	(3,672.16)	93,225.00	11,440.84
Reserve Expenditures								
6009 Concrete Reserve Expend	0.00	0.00	0.00	2,538.00	0.00	2,538.00	0.00	(2,538.00)
6003 Bldg Maint Reserve Expend	0.00	0.00	0.00	5,490.00	0.00	5,490.00	0.00	(5,490.00)
Total Reserve Expenditures	0.00	0.00	0.00	8,028.00	0.00	8,028.00	0.00	(8,028.00)
Total Expenses	13,704.41	16,256.76	(2,552.35)	178,544.22	178,823.44	(279.22)	195,080.00	16,535.78
TOTAL EXPENSES	13,704.41	16,256.76	(2,552.35)	178,544.22	178,823.44	(279.22)	195,080.00	16,535.78
NET INCOME (LOSS)	2,224.49	(0.09)	2,224.58	(7,540.99)	(0.11)	(7,540.88)		
UNEXPENDED (OVER EXPENDED)								7,540.99