

Financial Reporting Package

Woodbridge HOA

2/1/2018 - 2/28/2018

Woodbridge Townhome Owners Association, Inc.

Balance Sheet

2/28/2018

Assets

Operating

1012 - Pacific Premier - Operating \$25,703.85

Operating Total \$25,703.85

Total Reserve

1013 - Pacific Premier - Reserve \$186,520.58

1040 - PPCU Savings \$10.49

1055 - PPCU -MM \$41.71

Total Reserve Total \$186,572.78

Assets Total

\$212,276.63

Liabilities and Equity

Current Liability

2150 - Pre Paid Assessments \$5,353.67

Current Liability Total \$5,353.67

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 \$46,572.78

5140 - Landscape Reserves \$5,000.00

5180 - Deck Reserves \$10,000.00

Reserve Allocation Total \$186,572.78

Retained Earnings

\$3,856.17

Net Income

\$16,494.01

Liabilities & Equity Total

\$212,276.63

Woodbridge Townhome Owners Association, Inc.

Income Statement

2/1/2018 - 2/28/2018

	2/1/2018 - 2/28/2018	Year To Date
Income		
<u>Current Year Earnings</u>		
3010 - Assessments	\$18,880.00	\$37,760.00
3032 - Interest on Reserve Funds	\$49.86	\$104.44
3060 - Reserve Transfers	(\$2,169.17)	(\$4,392.92)
3070 - Reserve Interest Transfer	(\$49.86)	(\$49.86)
<u>Total Current Year Earnings</u>	\$16,710.83	\$33,421.66
<i>Total Income</i>	\$16,710.83	\$33,421.66
Expense		
<u>Administrative</u>		
4041 - Web Site Hosting	\$0.00	\$95.88
4051 - Management Fees	\$1,554.17	\$3,108.34
4052 - Legal Fees	\$0.00	\$308.00
4057 - Copies/Postage	\$16.87	\$73.29
<u>Total Administrative</u>	\$1,571.04	\$3,585.51
<u>Insurance</u>		
4042 - Casualty/Liability	\$2,657.08	\$5,314.16
<u>Total Insurance</u>	\$2,657.08	\$5,314.16
<u>Maintenance</u>		
4011 - Grounds Contract	\$5,353.34	\$5,353.34
4012 - Gutter	\$0.00	\$1,920.00
4014 - Lighting/Electrical	\$250.00	\$500.00
4056 - Roof Repair	\$0.00	(\$2,200.00)
<u>Total Maintenance</u>	\$5,603.34	\$5,573.34
<u>Utility</u>		
4031 - Electricity	\$245.62	\$514.92
4033 - Water	\$84.80	\$166.95
4035 - Trash Removal	\$891.47	\$1,772.77
<u>Total Utility</u>	\$1,221.89	\$2,454.64
<i>Total Expense</i>	\$11,053.35	\$16,927.65
Operating Net Income	\$5,657.48	\$16,494.01
Net Income	\$5,657.48	\$16,494.01

Woodbridge Townhome Owners Association, Inc.
Check Register Report
2/1/2018 - 2/28/2018

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1012	On-Line	2/12/2018 3902 3902	Courtney & Courtney	\$1,571.04			
					4057 Copies/Postage	\$16.87	\$16.87
					4051 Management Fees	\$1,554.17	\$1,554.17
1012	139	2/14/2018 6182784-2528-4	Waste Management	\$891.47			
					4035 Trash Removal	\$891.47	\$891.47
1012	140	2/14/2018 933872	Brown's Maintenance	\$250.00			
					4014 Lighting/Electrical	\$250.00	\$250.00
1012	141	2/14/2018 WT-201801-0001	Country Mutual Insurance Company	\$2,657.08			
					4042 Casualty/Liability	\$2,657.08	\$2,657.08
1012	142	2/14/2018 WT Feb 2018 WT Feb 2018	Colorado Spgs Utilities	\$330.42			
					4033 Water	\$84.80	\$84.80
					4031 Electricity	\$245.62	\$245.62
1012	143	2/14/2018 16117	Bear Claw Landscaping, In	\$2,676.67			
					4011 Grounds Contract	\$2,676.67	\$2,676.67
1012	144	2/19/2018 16053	Bear Claw Landscaping, In	\$2,676.67			
					4011 Grounds Contract	\$2,676.67	\$2,676.67
Total:				\$11,053.35			

Woodbridge Townhome Owners Association, Inc.
Accounts Receivable Aging Report
Period Through: 2/28/2018

Unit	Account Number	Name	Total Due	Current	30 days	60 days	90 days	Unit Address	Last Name	First Name
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			

Woodbridge Townhome Owners Association, Inc.
Budget Comparison Report
2/1/2018 - 2/28/2018

	2/1/2018 - 2/28/2018			1/1/2018 - 2/28/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Current Year Earnings</u>							
3010 - Assessments	\$18,880.00	\$18,880.00	\$0.00	\$37,760.00	\$37,760.00	\$0.00	\$226,560.00
3032 - Interest on Reserve Funds	\$49.86	\$0.00	\$49.86	\$104.44	\$0.00	\$104.44	\$0.00
3060 - Reserve Transfers	(\$2,169.17)	(\$2,169.17)	\$0.00	(\$4,392.92)	(\$4,338.34)	(\$54.58)	(\$26,030.00)
3070 - Reserve Interest Transfer	(\$49.86)	\$0.00	(\$49.86)	(\$49.86)	\$0.00	(\$49.86)	\$0.00
<u>Total Current Year Earnings</u>	\$16,710.83	\$16,710.83	\$0.00	\$33,421.66	\$33,421.66	\$0.00	\$200,530.00
Total Income	\$16,710.83	\$16,710.83	\$0.00	\$33,421.66	\$33,421.66	\$0.00	\$200,530.00
Expense							
<u>Administrative</u>							
4040 - Social Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$66.66	\$66.66	\$400.00
4041 - Web Site Hosting	\$0.00	\$500.00	\$500.00	\$95.88	\$500.00	\$404.12	\$500.00
4051 - Management Fees	\$1,554.17	\$1,554.17	\$0.00	\$3,108.34	\$3,108.34	\$0.00	\$18,650.00
4052 - Legal Fees	\$0.00	\$83.33	\$83.33	\$308.00	\$166.66	(\$141.34)	\$1,000.00
4057 - Copies/Postage	\$16.87	\$33.33	\$16.46	\$73.29	\$66.66	(\$6.63)	\$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>	\$1,571.04	\$2,204.16	\$633.12	\$3,585.51	\$3,908.32	\$322.81	\$21,950.00
<u>Insurance</u>							
4042 - Casualty/Liability	\$2,657.08	\$3,729.58	\$1,072.50	\$5,314.16	\$7,459.16	\$2,145.00	\$44,755.00
<u>Total Insurance</u>	\$2,657.08	\$3,729.58	\$1,072.50	\$5,314.16	\$7,459.16	\$2,145.00	\$44,755.00
<u>Maintenance</u>							
4011 - Grounds Contract	\$5,353.34	\$2,575.67	(\$2,777.67)	\$5,353.34	\$5,151.34	(\$202.00)	\$30,908.00
4012 - Gutter	\$0.00	\$0.00	\$0.00	\$1,920.00	\$0.00	(\$1,920.00)	\$5,000.00
4014 - Lighting/Electrical	\$250.00	\$416.67	\$166.67	\$500.00	\$833.34	\$333.34	\$5,000.00
4015 - Irrigation Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,417.00
4016 - Snow Removal	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$5,000.00	\$5,000.00	\$12,000.00
4018 - Misc. Landscape Maintenan	\$0.00	\$1,166.67	\$1,166.67	\$0.00	\$2,333.34	\$2,333.34	\$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	\$166.66	\$166.66	\$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)	\$83.34	\$2,283.34	\$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	\$166.66	\$166.66	\$1,000.00
<u>Total Maintenance</u>	\$5,603.34	\$7,367.34	\$1,764.00	\$5,573.34	\$13,734.68	\$8,161.34	\$88,825.00
<u>Utility</u>							
4031 - Electricity	\$245.62	\$291.67	\$46.05	\$514.92	\$583.34	\$68.42	\$3,500.00
4033 - Water	\$84.80	\$75.00	(\$9.80)	\$166.95	\$150.00	(\$16.95)	\$32,000.00
4035 - Trash Removal	\$891.47	\$791.67	(\$99.80)	\$1,772.77	\$1,583.34	(\$189.43)	\$9,500.00
<u>Total Utility</u>	\$1,221.89	\$1,158.34	(\$63.55)	\$2,454.64	\$2,316.68	(\$137.96)	\$45,000.00
Total Expense	\$11,053.35	\$14,459.42	\$3,406.07	\$16,927.65	\$27,418.84	\$10,491.19	\$200,530.00
Operating Net Income	\$5,657.48	\$2,251.41	\$3,406.07	\$16,494.01	\$6,002.82	\$10,491.19	\$0.00

Woodbridge Townhome Owners Association, Inc.

Budget Comparison Report

2/1/2018 - 2/28/2018

	2/1/2018 - 2/28/2018			1/1/2018 - 2/28/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Net Income	\$5,657.48	\$2,251.41	\$3,406.07	\$16,494.01	\$6,002.82	\$10,491.19	\$0.00