

March 13, 2011

RE: Treasurer's Report for February 28, 2011

**TO ALL BOARD MEMBERS:**

**Balance Sheet:**

- Our operating account cash balance is \$15,082. This is about \$2,860 more than our January 31, 2011 balance. Our cash balance will continue growing during the winter months since we have fewer bills to pay for maintenance, repairs, and water. Our cash position is still OK for this time of year and is about \$600 more than what it was in February 2010.
- At the end of February 2011, our reserve balance had a total of \$206,818 and is about \$32,000 more than in February 2010.

**Income/Expenses:**

- **Monthly assessment income:** YTD is \$357 **ABOVE** budget. **ABOVE** means that some of our delinquent accounts are being collected. We have two homeowner's who are currently behind, but arrangements have been made with them to catch-up. **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.
- **Total expenses:** We are currently \$9,099 **BELOW** budget. We are in very good shape at this point in the year.
- **Snow removal** is **over** by \$1,043, but that is understandable for this time of year.
- **Pond Maintenance** is \$388 **over** due to some electrical and pump repairs we had to make in January.
- **Legal fees** are \$636 **over** due to legal issues we are taking with one of our homeowner's that is in foreclosure.

**OVERALL**, we are in a good financial position.

Bob Jones  
Treasurer

# Balance Sheet

Monday, February 28, 2011

## Woodbridge HOA

Cash Accounting Year Starts January 1, 2011

### ASSETS

#### Current Assets

##### Checking/Savings

1010 US Bank - Operating \$15,081.85

1021 US Bank - Restoration \$2,491.39

Total Checking/Savings \$17,573.24

1201 Pre-Paid Pond Filter Exp \$3,888.84

Total Current Assets \$21,462.08

##### Checking/Savings

##### Total Reserves

1015 US Bank - Reserves \$206,817.85

Total Total Reserves \$206,817.85

Total Checking/Savings \$206,817.85

**TOTAL ASSETS** \$228,279.93

### LIABILITIES

#### Current Liabilities

2150 Open Credit for Payment \$6,759.57

4500 Pond Loan Payable \$3,888.84

Total Current Liabilities \$10,648.41

#### Long Term Liabilities

##### Reserve Allocation

5001 Siding \$42,999.46

5003 Roofs \$10,000.00

5020 Temp Unallocated Reserve \$147,685.75

5007 Asphalt \$4,966.64

5009 Concrete \$500.00

5011 Landscaping \$416.00

5015 Pond \$250.00

Total Reserve Allocation \$206,817.85

Total Long Term Liabilities \$206,817.85

**TOTAL LIABILITIES** \$217,466.26

### EQUITY

Current Year Earnings \$5,336.40

#### Capital

2900 Retained Earnings \$5,477.27

Total Capital \$5,477.27

**TOTAL EQUITY** \$10,813.67

**TOTAL LIABILITIES AND EQUITY** \$228,279.93

# Unexpended Budget Report

Monday, February 28, 2011

## 2011 Budget

Woodbridge HOA Cash Accounting Year Starts January 1, 2011

	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	31.50	0.00	31.50	65.30	0.00	65.30	0.00	(65.30)
3034 Interest on Operating Fun	0.66	0.00	0.66	1.00	0.00	1.00	0.00	(1.00)
3036 Interest on Owner Balance	0.01	0.00	0.01	0.02	0.00	0.02	0.00	(0.02)
Total Interest Income	32.17	0.00	32.17	66.32	0.00	66.32	0.00	(66.32)
3010 Assessments	17,068.58	17,600.00	(531.42)	35,557.37	35,200.00	357.37	211,200.00	175,642.63
3020 Late Fees/Fines	36.42	33.33	3.09	47.63	66.66	(19.03)	400.00	352.37
3040 Insurance Recoveries	0.00	0.00	0.00	896.26	0.00	896.26	0.00	(896.26)
3060 Reserve Transfers	(2,916.00)	(2,916.67)	0.67	(10,832.00)	(5,833.34)	(4,998.66)	(35,000.00)	(24,168.00)
3070 Reserve Interest Transfer	(31.50)	0.00	(31.50)	(65.30)	0.00	(65.30)	0.00	65.30
Total Income	14,189.67	14,716.66	(526.99)	25,670.28	29,433.32	(3,763.04)	176,600.00	150,929.72
<b>TOTAL INCOME</b>	14,189.67	14,716.66	(526.99)	25,670.28	29,433.32	(3,763.04)	176,600.00	150,929.72
<b>EXPENSES</b>								
Expenses								
Administrative								
4019 Misc Admin Expense	0.00	41.67	(41.67)	0.00	83.34	(83.34)	500.00	500.00
4012 Management Fees	1,300.00	1,350.00	(50.00)	2,600.00	2,700.00	(100.00)	16,200.00	13,600.00
4013 Assoc Legal Fees	1,062.40	250.00	812.40	1,135.90	500.00	635.90	3,000.00	1,864.10
4015 Audit/Tax Prep	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00	1,000.00
4016 Copies/Postage & Faxes	18.83	33.33	(14.50)	54.52	66.66	(12.14)	400.00	345.48
4018 Social Functions	0.00	33.33	(33.33)	0.00	66.66	(66.66)	400.00	400.00
Total Administrative	2,381.23	1,791.66	589.57	3,790.42	3,583.32	207.10	21,500.00	17,709.58
Insurance								
4022 Casualty/Liability	1,997.25	2,316.67	(319.42)	3,994.50	4,633.34	(638.84)	27,800.00	23,805.50
Total Insurance	1,997.25	2,316.67	(319.42)	3,994.50	4,633.34	(638.84)	27,800.00	23,805.50
Utilities								
4032 Electricity	448.91	541.67	(92.76)	995.98	1,083.34	(87.36)	6,500.00	5,504.02
4033 Water/Sewer	125.70	1,583.33	(1,457.63)	251.23	3,166.66	(2,915.43)	19,000.00	18,748.77

# Unexpended Budget Report

Monday, February 28, 2011

## 2011 Budget (Continued)

Woodbridge HOA Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Expenses (Continued)								
Total Utilities	574.61	2,125.00	(1,550.39)	1,247.21	4,250.00	(3,002.79)	25,500.00	24,252.79
Maintenance								
4042 Lighting	200.00	250.00	(50.00)	652.49	500.00	152.49	3,000.00	2,347.51
4043 Painting	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00	1,000.00
4044 Gutter Repair/Maintenance	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
4045 Building Maint	0.00	166.67	(166.67)	896.26	333.34	562.92	2,000.00	1,103.74
4046 Roof Repair	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
4047 Landscape & Misc Grounds	250.00	1,816.67	(1,566.67)	315.00	3,633.34	(3,318.34)	21,800.00	21,485.00
4048 Grounds Contract	2,209.94	2,333.33	(123.39)	4,419.88	4,666.66	(246.78)	28,000.00	23,580.12
4049 Irrigation Repair	0.00	416.67	(416.67)	0.00	833.34	(833.34)	5,000.00	5,000.00
4051 Asphalt Repair	0.00	41.67	(41.67)	0.00	83.34	(83.34)	500.00	500.00
4052 Concrete Repair	0.00	1,125.00	(1,125.00)	0.00	2,250.00	(2,250.00)	13,500.00	13,500.00
4053 Pond Maint	1,360.90	625.00	735.90	1,638.68	1,250.00	388.68	7,500.00	5,861.32
4055 Snow Removal	1,388.25	750.00	638.25	2,543.25	1,500.00	1,043.25	9,000.00	6,456.75
4056 Trash Removal	419.05	416.67	2.38	836.19	833.34	2.85	5,000.00	4,163.81
4059 Contingency	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00	1,000.00
Total Maintenance	5,828.14	8,483.34	(2,655.20)	11,301.75	16,966.68	(5,664.93)	101,800.00	90,498.25
Total Expenses	10,781.23	14,716.67	(3,935.44)	20,333.88	29,433.34	(9,099.46)	176,600.00	156,266.12
TOTAL EXPENSES	10,781.23	14,716.67	(3,935.44)	20,333.88	29,433.34	(9,099.46)	176,600.00	156,266.12
NET INCOME (LOSS)	3,408.44	(0.01)	3,408.45	5,336.40	(0.02)	5,336.42		
<b>UNEXPENDED (OVER EXPENDED)</b>								<b>(5,336.40)</b>