

AS OF OCTOBER 31, 2019

ASSETS

CASH

1012 CASH-US BANK	502.01
1031 RES-US BANK	111,636.22

TOTAL CASH	<u>112,138.23</u>
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ACCOUNTS RECEIVABLE

1110 DUES RECEIVABLE	920.00
1115 ALLOW FOR BAD DEBT	(1,500.00)
1130 DUE TO RESERVES	24,100.00

TOTAL RECEIVABLES	<u>23,520.00</u>
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TOTAL ASSETS	<u><u>135,658.23</u></u>
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LIABILITIES & EQUITY

CURRENT LIABILITIES

2115 PREPAID ASSESSMENTS	5,084.10
2170 WORKING CAPITAL REF	7,800.00
2190 DUE FROM OPERATING	24,100.00

TOTAL LIABILITIES	<u>36,984.10</u>
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EQUITY

2940 CURRENT EARNINGS	(10,186.97)
2941 CURRENT EARNINGS	10,186.97
2950 RESERVE FUND-PRIOR	(5,194.10)
2955 RESERVE FUND-CURRENT	6,089.54
2960 OPERATING FUND-PRIOR	(54,231.95)
2965 OPERATING FD-CURRENT	(16,276.51)

TOTAL EQUITY	<u>98,674.13</u>
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TOT LIABILITY AND EQUITY	<u><u>135,658.23</u></u>
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WOODRIDGE TERRACE

Budget Comparison Report
AS OF OCTOBER 31, 2019
PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$26,320.00	\$26,320.00	\$0.00	\$263,200.00	\$263,200.00	\$315,840.00
5210 LATE FEE CHARGE	42.00	20.00	(22.00)	420.00	520.00	504.00
5220 COLLECTION COST REC	0.00	0.00	0.00	400.00	289.00	400.00
5245 INTEREST INCOME	1.00	0.18	(0.82)	10.00	8.93	12.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	130.00	0.00
5256 CLUB HOUSE INCOME	25.00	0.00	(25.00)	200.00	75.00	200.00
5450 TRANSFERS TO RESERVE	(5,284.00)	(5,284.00)	0.00	(52,840.00)	(52,840.00)	(63,408.00)
TOTAL INCOME	21,104.00	21,056.18	(47.82)	211,390.00	211,382.93	253,548.00
EXPENSES						
7030 MANAGEMENT FEES	1,300.00	1,300.00	0.00	13,000.00	13,000.00	15,600.00
7040 LEGAL FEES	0.00	868.00	(868.00)	1,450.00	4,004.00	1,450.00
7045 LEGAL COLLECTIONS	0.00	0.00	0.00	0.00	370.00	0.00
7055 AUDIT FEES	0.00	0.00	0.00	300.00	300.00	300.00
7060 PRINTING & COPYING	0.00	5.60	(5.60)	1,000.00	1,008.37	1,400.00
7062 POSTAGE	0.00	20.50	(20.50)	250.00	155.25	500.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	352.00	0.00
7090 MISC ADMINISTRATIVE	0.00	87.00	(87.00)	400.00	990.00	600.00
TOTAL ADMINISTRATIVE	1,300.00	2,281.10	(981.10)	16,400.00	20,179.62	19,850.00
7130 INSURANCE	3,020.00	17,233.49	(14,213.49)	30,200.00	37,157.28	36,240.00
TOTAL TAXES & INSURANCE	3,020.00	17,233.49	(14,213.49)	30,200.00	37,157.28	36,240.00
7230 BLDG & FACILITY RPR	150.00	1,200.00	(1,050.00)	2,550.00	2,309.32	2,850.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	500.00	372.00	600.00
7260 GUTTER MAINTENANCE	2,500.00	0.00	2,500.00	5,000.00	4,430.00	5,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	2,000.00	3,865.00	2,000.00
TOTAL BUILDING MAINT	2,650.00	1,200.00	1,450.00	10,050.00	10,976.32	10,450.00
7322 GAS/ELECTRIC	350.00	382.90	(32.90)	3,500.00	3,946.35	4,200.00
7370 WATER/SEWER	3,900.00	10,014.14	(6,114.14)	51,371.00	53,801.10	54,736.00
7371 WASTEWATER	0.00	0.00	0.00	6,270.00	7,415.74	24,270.00
7372 SE METRO STORM	0.00	0.00	0.00	240.00	245.58	240.00
7380 TRASH REMOVAL	1,115.00	1,247.16	(132.16)	11,150.00	11,533.04	13,380.00
TOTAL UTILITIES	5,365.00	11,644.20	(6,279.20)	72,531.00	76,941.81	96,826.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7410 LANDSCAPE MAINT	860.00	55.00	805.00	7,880.00	9,492.86	8,580.00
7415 LANDSCAPE CONTRACT	3,385.00	3,385.00	0.00	33,850.00	33,850.00	40,620.00
7425 TREE PRUNING	0.00	110.00	(110.00)	2,000.00	2,420.00	2,000.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	4,500.00	0.00	4,500.00
7428 FLOWERS	0.00	0.00	0.00	500.00	324.60	500.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7440 SPRINKLER SYS MAINT	500.00	211.00	289.00	8,000.00	10,370.00	8,000.00
7460 FENCE REPAIRS	0.00	0.00	0.00	600.00	750.00	600.00
TOTAL LANDSCAPE MAINT	4,745.00	3,761.00	984.00	58,830.00	57,207.46	66,300.00
7525 EXTERMINATING CONTR	0.00	135.00	(135.00)	0.00	135.00	0.00
7526 PEST CONTROL	0.00	0.00	0.00	450.00	0.00	450.00
TOTAL GROUNDS MAINTENAN	0.00	135.00	(135.00)	450.00	135.00	450.00
7630 SNOW REMOVAL	0.00	0.00	0.00	10,000.00	15,710.00	13,500.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	10,000.00	15,710.00	13,500.00
7715 ASSOCIATION PICNIC	0.00	0.00	0.00	500.00	0.00	500.00
7720 CONSULT/ENGINEERING	0.00	0.00	0.00	0.00	675.00	0.00
TOTAL OTHER EXPENSES	0.00	0.00	0.00	500.00	675.00	500.00
7810 POOL/SPA CONTRACT	525.00	425.00	100.00	4,200.00	4,625.00	4,200.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	1,250.00	1,216.95	1,250.00
7820 POOL REPAIRS	0.00	0.00	0.00	200.00	1,725.00	200.00
7831 CLUBHOUSE EXPENSE	100.00	0.00	100.00	1,000.00	1,110.00	1,200.00
7832 POOL KEYS	0.00	0.00	0.00	100.00	0.00	100.00
TOTAL REC/FACILITY EXP	625.00	425.00	200.00	6,750.00	8,676.95	6,950.00
TOTAL EXPENSES	17,705.00	36,679.79	(18,974.79)	205,711.00	227,659.44	251,066.00
NET PROFIT/LOSS	3,399.00	(15,623.61)	(19,022.61)	5,679.00	(16,276.51)	2,482.00

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RESERVE REVENUE						
9200 TRANSFER TO RESERVES	5,284.00	5,284.00	0.00	52,840.00	52,840.00	63,408.00
9350 INTEREST INCOME	6.00	28.87	22.87	60.00	556.47	72.00
TOTAL REVENUE	5,290.00	5,312.87	22.87	52,900.00	53,396.47	63,480.00
EXPENSE						
9532 LANDSCAPING	0.00	0.00	0.00	0.00	26,019.00	0.00
9535 POOL	0.00	0.00	0.00	3,500.00	4,493.93	3,500.00
9539 PAINTING	0.00	0.00	0.00	60,000.00	0.00	60,000.00
9540 CONCRETE	0.00	0.00	0.00	10,000.00	16,794.00	10,000.00
9550 RETAINING WALL	0.00	0.00	0.00	5,000.00	0.00	5,000.00
TOTAL EXPENSES	0.00	0.00	0.00	78,500.00	47,306.93	78,500.00
EXCESS/LOSS OF RESERVES	5,290.00	5,312.87	22.87	(25,600.00)	6,089.54	(15,020.00)

RESERVE EXPENSE