

WOODRIDGE TERRACE

AS OF NOVEMBER 30, 2019

ASSETS

CASH

| | |
|-------------------|------------|
| 1012 CASH-US BANK | (1,671.54) |
| 1031 RES-US BANK | 116,937.41 |

| | |
|-------------------|-------------------|
| TOTAL CASH | <u>115,265.87</u> |
|-------------------|-------------------|

ACCOUNTS RECEIVABLE

| | |
|-------------------------|------------|
| 1110 DUES RECEIVABLE | 640.00 |
| 1115 ALLOW FOR BAD DEBT | (1,500.00) |
| 1130 DUE TO RESERVES | 24,100.00 |

| | |
|--------------------------|------------------|
| TOTAL RECEIVABLES | <u>23,240.00</u> |
|--------------------------|------------------|

| | |
|---------------------|--------------------------|
| TOTAL ASSETS | <u><u>138,505.87</u></u> |
|---------------------|--------------------------|

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 3,674.10 |
| 2170 WORKING CAPITAL REF | 7,800.00 |
| 2190 DUE FROM OPERATING | 24,100.00 |

| | |
|--------------------------|------------------|
| TOTAL LIABILITIES | <u>35,574.10</u> |
|--------------------------|------------------|

EQUITY

| | |
|---------------------------|-------------|
| 2940 CURRENT EARNINGS | (5,929.33) |
| 2941 CURRENT EARNINGS | 5,929.33 |
| 2950 RESERVE FUND-PRIOR | (5,194.10) |
| 2955 RESERVE FUND-CURRENT | 11,390.73 |
| 2960 OPERATING FUND-PRIOR | (54,231.95) |
| 2965 OPERATING FD-CURRENT | (17,320.06) |

| | |
|---------------------|-------------------|
| TOTAL EQUITY | <u>102,931.77</u> |
|---------------------|-------------------|

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|---------------------------------|--------------------------|
| TOT LIABILITY AND EQUITY | <u><u>138,505.87</u></u> |
|---------------------------------|--------------------------|

WOODRIDGE TERRACE

Budget Comparison Report
AS OF NOVEMBER 30, 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 | \$289,520.00 | \$289,520.00 | \$315,840.00 |
| 5210 LATE FEE CHARGE | 42.00 | 80.00 | 38.00 | 462.00 | 600.00 | 504.00 |
| 5220 COLLECTION COST REC | 0.00 | 0.00 | 0.00 | 400.00 | 289.00 | 400.00 |
| 5245 INTEREST INCOME | 1.00 | 0.16 | (0.84) | 11.00 | 9.09 | 12.00 |
| 5255 MISC INCOME | 0.00 | 0.00 | 0.00 | 0.00 | 130.00 | 0.00 |
| 5256 CLUB HOUSE INCOME | 0.00 | 0.00 | 0.00 | 200.00 | 75.00 | 200.00 |
| 5450 TRANSFERS TO RESERVE | (5,284.00) | (5,284.00) | 0.00 | (58,124.00) | (58,124.00) | (63,408.00) |
| TOTAL INCOME | 21,079.00 | 21,116.16 | 37.16 | 232,469.00 | 232,499.09 | 253,548.00 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 1,300.00 | 1,300.00 | 0.00 | 14,300.00 | 14,300.00 | 15,600.00 |
| 7040 LEGAL FEES | 0.00 | 868.00 | (868.00) | 1,450.00 | 4,872.00 | 1,450.00 |
| 7045 LEGAL COLLECTIONS | 0.00 | 175.00 | (175.00) | 0.00 | 545.00 | 0.00 |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 300.00 | 300.00 | 300.00 |
| 7060 PRINTING & COPYING | 400.00 | 5.45 | 394.55 | 1,400.00 | 1,013.82 | 1,400.00 |
| 7062 POSTAGE | 0.00 | 13.00 | (13.00) | 250.00 | 168.25 | 500.00 |
| 7075 LICENSE, PERMITS, DUES | 0.00 | 0.00 | 0.00 | 0.00 | 352.00 | 0.00 |
| 7090 MISC ADMINISTRATIVE | 200.00 | 87.00 | 113.00 | 600.00 | 1,077.00 | 600.00 |
| TOTAL ADMINISTRATIVE | 1,900.00 | 2,448.45 | (548.45) | 18,300.00 | 22,628.07 | 19,850.00 |
| 7130 INSURANCE | 3,020.00 | 5,473.38 | (2,453.38) | 33,220.00 | 42,630.66 | 36,240.00 |
| TOTAL TAXES & INSURANCE | 3,020.00 | 5,473.38 | (2,453.38) | 33,220.00 | 42,630.66 | 36,240.00 |
| 7230 BLDG & FACILITY RPR | 150.00 | 0.00 | 150.00 | 2,700.00 | 2,309.32 | 2,850.00 |
| 7250 LIGHT MAINTENANCE | 100.00 | 0.00 | 100.00 | 600.00 | 372.00 | 600.00 |
| 7260 GUTTER MAINTENANCE | 0.00 | 2,200.00 | (2,200.00) | 5,000.00 | 6,630.00 | 5,000.00 |
| 7270 ROOF REPAIRS | 0.00 | 0.00 | 0.00 | 2,000.00 | 3,865.00 | 2,000.00 |
| TOTAL BUILDING MAINT | 250.00 | 2,200.00 | (1,950.00) | 10,300.00 | 13,176.32 | 10,450.00 |
| 7322 GAS/ELECTRIC | 350.00 | 218.50 | 131.50 | 3,850.00 | 4,164.85 | 4,200.00 |
| 7370 WATER/SEWER | 1,400.00 | 4,799.22 | (3,399.22) | 52,771.00 | 58,600.32 | 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) | 12,265.00 | 12,780.20 | 13,380.00 |
| TOTAL UTILITIES | 2,865.00 | 6,264.88 | (3,399.88) | 75,396.00 | 83,206.69 | 96,826.00 |

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Budget Comparison Report
AS OF NOVEMBER 30, 2019

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| 7410 LANDSCAPE MAINT | 200.00 | 195.00 | 5.00 | 8,080.00 | 9,687.86 | 8,580.00 |
| 7415 LANDSCAPE CONTRACT | 3,385.00 | 3,385.00 | 0.00 | 37,235.00 | 37,235.00 | 40,620.00 |
| 7425 TREE PRUNING | 0.00 | 0.00 | 0.00 | 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 | 0.00 | 78.00 | (78.00) | 8,000.00 | 10,448.00 | 8,000.00 |
| 7460 FENCE REPAIRS | 0.00 | 0.00 | 0.00 | 600.00 | 750.00 | 600.00 |
| TOTAL LANDSCAPE MAINT | 3,585.00 | 3,658.00 | (73.00) | 62,415.00 | 60,865.46 | 66,300.00 |
| 7525 EXTERMINATING CONTR | 0.00 | 0.00 | 0.00 | 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 | 0.00 | 0.00 | 450.00 | 135.00 | 450.00 |
| 7630 SNOW REMOVAL | 1,500.00 | 2,115.00 | (615.00) | 11,500.00 | 17,825.00 | 13,500.00 |
| TOTAL SNOW/ROAD MAINT | 1,500.00 | 2,115.00 | (615.00) | 11,500.00 | 17,825.00 | 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 | 0.00 | 0.00 | 0.00 | 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 | 1,100.00 | 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 | 100.00 | 0.00 | 100.00 | 6,850.00 | 8,676.95 | 6,950.00 |
| TOTAL EXPENSES | 13,220.00 | 22,159.71 | (8,939.71) | 218,931.00 | 249,819.15 | 251,066.00 |
| NET PROFIT/LOSS | 7,859.00 | (1,043.55) | (8,902.55) | 13,538.00 | (17,320.06) | 2,482.00 |

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 WESTERN STATES PROPERTY SERVICES, INC.

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|----------|----------|----------------|-------------|------------|---------------|
| RESERVE REVENUE | | | | | | |
| 9200 TRANSFER TO RESERVES | 5,284.00 | 5,284.00 | 0.00 | 58,124.00 | 58,124.00 | 63,408.00 |
| 9350 INTEREST INCOME | 6.00 | 17.19 | 11.19 | 66.00 | 573.66 | 72.00 |
| TOTAL REVENUE | 5,290.00 | 5,301.19 | 11.19 | 58,190.00 | 58,697.66 | 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 | 5,301.19 | 11.19 | (20,310.00) | 11,390.73 | (15,020.00) |