

WOODRIDGE TERRACE

AS OF DECEMBER 31, 2018

**ASSETS**

**CASH**

|                   |            |
|-------------------|------------|
| 1012 CASH-US BANK | (3,273.82) |
| 1031 RES-US BANK  | 129,646.68 |

**TOTAL CASH**

126,372.86

**ACCOUNTS RECEIVABLE**

|                         |            |
|-------------------------|------------|
| 1110 DUES RECEIVABLE    | 1,152.34   |
| 1115 ALLOW FOR BAD DEBT | (1,500.00) |

**TOTAL RECEIVABLES**

(347.66)

**TOTAL ASSETS**

126,025.20

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES**

|                          |          |
|--------------------------|----------|
| 2115 PREPAID ASSESSMENTS | 9,364.10 |
| 2170 WORKING CAPITAL REF | 7,800.00 |

**TOTAL LIABILITIES**

17,164.10

**EQUITY**

**TOTAL EQUITY**

108,861.10

**TOT LIABILITY AND EQUITY**

126,025.20

WOODRIDGE TERRACE

Budget Comparison Report  
AS OF DECEMBER 31, 2018

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                                    | BUDGET           | ACTUAL           | CURR. VARIANCE  | YTD BUDGET        | YTD ACTUAL        | ANNUAL BUDGET     |
|------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-------------------|
| <b>INCOME</b>                      |                  |                  |                 |                   |                   |                   |
| 5110 ASSESSMENTS                   | \$26,320.00      | \$26,320.00      | \$0.00          | \$315,840.00      | \$315,840.00      | \$315,840.00      |
| 5210 LATE FEE CHARGE               | 42.00            | 60.00            | 18.00           | 504.00            | 740.00            | 504.00            |
| 5220 COLLECTION COST REC           | 0.00             | 81.00            | 81.00           | 400.00            | 168.00            | 400.00            |
| 5245 INTEREST INCOME               | 5.00             | 1.97             | (3.03)          | 60.00             | 16.49             | 60.00             |
| 5255 MISC INCOME                   | 0.00             | 0.00             | 0.00            | 0.00              | 65.00             | 0.00              |
| 5256 CLUB HOUSE INCOME             | 0.00             | 0.00             | 0.00            | 200.00            | 150.00            | 200.00            |
| 5450 TRANSFERS TO RESERVE          | (5,284.00)       | (5,284.00)       | 0.00            | (63,408.00)       | (63,408.00)       | (63,408.00)       |
| <b>TOTAL INCOME</b>                | <b>21,083.00</b> | <b>21,178.97</b> | <b>95.97</b>    | <b>253,596.00</b> | <b>253,571.49</b> | <b>253,596.00</b> |
| <b>EXPENSES</b>                    |                  |                  |                 |                   |                   |                   |
| 7030 MANAGEMENT FEES               | 1,200.00         | 1,200.00         | 0.00            | 14,400.00         | 14,400.00         | 14,400.00         |
| 7040 LEGAL FEES                    | 0.00             | 0.00             | 0.00            | 2,758.00          | 2,072.00          | 2,758.00          |
| 7045 LEGAL COLLECTIONS             | 0.00             | 0.00             | 0.00            | 2,400.00          | 87.00             | 2,400.00          |
| 7055 AUDIT FEES                    | 0.00             | 0.00             | 0.00            | 500.00            | 1,400.00          | 500.00            |
| 7060 PRINTING & COPYING            | 0.00             | 535.35           | (535.35)        | 900.00            | 2,333.70          | 900.00            |
| 7062 POSTAGE                       | 0.00             | 12.35            | (12.35)         | 250.00            | 222.51            | 250.00            |
| 7080 NEWSLETTER PRODUCT            | 0.00             | 0.00             | 0.00            | 0.00              | 127.30            | 0.00              |
| 7090 MISC ADMINISTRATIVE           | 0.00             | 142.00           | (142.00)        | 600.00            | 1,561.81          | 600.00            |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>1,200.00</b>  | <b>1,889.70</b>  | <b>(689.70)</b> | <b>21,808.00</b>  | <b>22,204.32</b>  | <b>21,808.00</b>  |
| 7130 INSURANCE                     | 3,300.00         | 0.00             | 3,300.00        | 39,600.00         | 27,751.36         | 39,600.00         |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>3,300.00</b>  | <b>0.00</b>      | <b>3,300.00</b> | <b>39,600.00</b>  | <b>27,751.36</b>  | <b>39,600.00</b>  |
| 7230 BLDG & FACILITY RPR           | 150.00           | 0.00             | 150.00          | 5,050.00          | 705.96            | 5,050.00          |
| 7250 LIGHT MAINTENANCE             | 0.00             | 0.00             | 0.00            | 600.00            | 642.95            | 600.00            |
| 7260 GUTTER MAINTENANCE            | 0.00             | 0.00             | 0.00            | 6,000.00          | 4,280.00          | 6,000.00          |
| 7270 ROOF REPAIRS                  | 0.00             | 0.00             | 0.00            | 2,000.00          | 1,280.00          | 2,000.00          |
| <b>TOTAL BUILDING MAINT</b>        | <b>150.00</b>    | <b>0.00</b>      | <b>150.00</b>   | <b>13,650.00</b>  | <b>6,908.91</b>   | <b>13,650.00</b>  |
| 7322 GAS/ELECTRIC                  | 290.00           | 220.36           | 69.64           | 3,480.00          | 4,123.15          | 3,480.00          |
| 7370 WATER/SEWER                   | 1,965.00         | 2,044.25         | (79.25)         | 54,736.00         | 60,603.39         | 54,736.00         |
| 7371 WASTEWATER                    | 18,000.00        | 17,811.47        | 188.53          | 24,270.00         | 24,142.32         | 24,270.00         |
| 7372 SE METRO STORM                | 0.00             | 0.00             | 0.00            | 225.00            | 239.70            | 225.00            |
| 7380 TRASH REMOVAL                 | 1,052.00         | 2,230.00         | (1,178.00)      | 12,624.00         | 12,076.00         | 12,624.00         |
| <b>TOTAL UTILITIES</b>             | <b>21,307.00</b> | <b>22,306.08</b> | <b>(999.08)</b> | <b>95,335.00</b>  | <b>101,184.56</b> | <b>95,335.00</b>  |

WOODRIDGE TERRACE

Budget Comparison Report  
AS OF DECEMBER 31, 2018  
PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                                | BUDGET             | ACTUAL            | CURR. VARIANCE  | YTD BUDGET        | YTD ACTUAL        | ANNUAL BUDGET     |
|--------------------------------|--------------------|-------------------|-----------------|-------------------|-------------------|-------------------|
| 7410 LANDSCAPE MAINT           | 500.00             | 875.00            | (375.00)        | 8,580.00          | 9,581.00          | 8,580.00          |
| 7415 LANDSCAPE CONTRACT        | 2,952.00           | 3,440.00          | (488.00)        | 35,424.00         | 36,572.00         | 35,424.00         |
| 7420 LANDSCAPE RENOVATION      | 0.00               | 0.00              | 0.00            | 1,170.00          | 900.00            | 1,170.00          |
| 7425 TREE PRUNING              | 0.00               | 0.00              | 0.00            | 750.00            | 0.00              | 750.00            |
| 7426 TREE/TURF SPRAYING        | 0.00               | 0.00              | 0.00            | 3,200.00          | 5,243.50          | 3,200.00          |
| 7428 FLOWERS                   | 0.00               | 0.00              | 0.00            | 1,030.00          | 280.83            | 1,030.00          |
| 7430 TREE/SHRUB INSTALL        | 0.00               | 0.00              | 0.00            | 3,787.00          | 0.00              | 3,787.00          |
| 7440 SPRINKLER SYS MAINT       | 0.00               | 0.00              | 0.00            | 11,000.00         | 11,221.00         | 11,000.00         |
| 7460 FENCE REPAIRS             | 0.00               | 0.00              | 0.00            | 600.00            | 0.00              | 600.00            |
| <b>TOTAL LANDSCAPE MAINT</b>   | <b>3,452.00</b>    | <b>4,315.00</b>   | <b>(863.00)</b> | <b>65,541.00</b>  | <b>63,798.33</b>  | <b>65,541.00</b>  |
| 7515 CONCRETE REPAIRS          | 0.00               | 0.00              | 0.00            | 0.00              | 1,600.00          | 0.00              |
| 7526 PEST CONTROL              | 0.00               | 0.00              | 0.00            | 900.00            | 185.00            | 900.00            |
| <b>TOTAL GROUNDS MAINTENAN</b> | <b>0.00</b>        | <b>0.00</b>       | <b>0.00</b>     | <b>900.00</b>     | <b>1,785.00</b>   | <b>900.00</b>     |
| 7630 SNOW REMOVAL              | 2,000.00           | 1,833.00          | 167.00          | 13,500.00         | 8,507.00          | 13,500.00         |
| <b>TOTAL SNOW/ROAD MAINT</b>   | <b>2,000.00</b>    | <b>1,833.00</b>   | <b>167.00</b>   | <b>13,500.00</b>  | <b>8,507.00</b>   | <b>13,500.00</b>  |
| 7715 ASSOCIATION PICNIC        | 0.00               | 0.00              | 0.00            | 500.00            | 0.00              | 500.00            |
| <b>TOTAL OTHER EXPENSES</b>    | <b>0.00</b>        | <b>0.00</b>       | <b>0.00</b>     | <b>500.00</b>     | <b>0.00</b>       | <b>500.00</b>     |
| 7810 POOL/SPA CONTRACT         | 0.00               | 0.00              | 0.00            | 4,200.00          | 4,575.00          | 4,200.00          |
| 7815 POOL SUPPLIES/CHEMIC      | 0.00               | 0.00              | 0.00            | 1,250.00          | 1,126.21          | 1,250.00          |
| 7820 POOL REPAIRS              | 0.00               | 0.00              | 0.00            | 500.00            | 133.44            | 500.00            |
| 7831 CLUBHOUSE EXPENSE         | 100.00             | 0.00              | 100.00          | 1,200.00          | 1,766.32          | 1,200.00          |
| 7832 POOL KEYS                 | 0.00               | 0.00              | 0.00            | 100.00            | 0.00              | 100.00            |
| <b>TOTAL REC/FACILITY EXP</b>  | <b>100.00</b>      | <b>0.00</b>       | <b>100.00</b>   | <b>7,250.00</b>   | <b>7,600.97</b>   | <b>7,250.00</b>   |
| <b>TOTAL EXPENSES</b>          | <b>31,509.00</b>   | <b>30,343.78</b>  | <b>1,165.22</b> | <b>258,084.00</b> | <b>239,740.45</b> | <b>258,084.00</b> |
| <b>NET PROFIT/LOSS</b>         | <b>(10,426.00)</b> | <b>(9,164.81)</b> | <b>1,261.19</b> | <b>(4,488.00)</b> | <b>13,831.04</b>  | <b>(4,488.00)</b> |

WOODRIDGE TERRACE

Budget Comparison Report  
AS OF DECEMBER 31, 2018

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                                | BUDGET   | ACTUAL   | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|----------|----------|----------------|------------|------------|---------------|
| <b>RESERVE REVENUE</b>         |          |          |                |            |            |               |
| 9200 TRANSFER TO RESERVES      | 5,284.00 | 5,284.00 | 0.00           | 63,408.00  | 63,408.00  | 63,408.00     |
| 9350 INTEREST INCOME           | 6.00     | 69.17    | 63.17          | 72.00      | 639.51     | 72.00         |
| <b>TOTAL REVENUE</b>           | 5,290.00 | 5,353.17 | 63.17          | 63,480.00  | 64,047.51  | 63,480.00     |
| <b>EXPENSE</b>                 |          |          |                |            |            |               |
| 9532 LANDSCAPING               | 0.00     | 2,745.00 | (2,745.00)     | 5,000.00   | 10,606.00  | 5,000.00      |
| 9534 TREES                     | 0.00     | 0.00     | 0.00           | 11,000.00  | 17,925.00  | 11,000.00     |
| 9535 POOL                      | 0.00     | 0.00     | 0.00           | 22,802.00  | 9,551.66   | 22,802.00     |
| 9539 PAINTING                  | 0.00     | 0.00     | 0.00           | 0.00       | 17,283.21  | 0.00          |
| 9540 CONCRETE                  | 0.00     | 0.00     | 0.00           | 10,000.00  | 0.00       | 10,000.00     |
| 9550 RETAINING WALL            | 0.00     | 0.00     | 0.00           | 0.00       | 9,450.00   | 0.00          |
| <b>TOTAL EXPENSES</b>          | 0.00     | 2,745.00 | (2,745.00)     | 48,802.00  | 64,815.87  | 48,802.00     |
| <b>EXCESS/LOSS OF RESERVES</b> | 5,290.00 | 2,608.17 | (2,681.83)     | 14,678.00  | (768.36)   | 14,678.00     |