

WOODRIDGE TERRACE

AS OF DECEMBER 31, 2019

ASSETS

CASH

| | |
|-------------------|------------|
| 1012 CASH-US BANK | 4,544.55 |
| 1031 RES-US BANK | 122,240.84 |

TOTAL CASH126,785.39

ACCOUNTS RECEIVABLE

| | |
|-------------------------|------------|
| 1110 DUES RECEIVABLE | 360.00 |
| 1115 ALLOW FOR BAD DEBT | (1,500.00) |
| 1130 DUE TO RESERVES | 24,100.00 |

TOTAL RECEIVABLES22,960.00**TOTAL ASSETS**149,745.39

LIABILITIES & EQUITY

CURRENT LIABILITIES

| | |
|--------------------------|-----------|
| 2115 PREPAID ASSESSMENTS | 7,614.10 |
| 2170 WORKING CAPITAL REF | 7,800.00 |
| 2190 DUE FROM OPERATING | 24,100.00 |

TOTAL LIABILITIES39,514.10

EQUITY

| | |
|---------------------------|-------------|
| 2940 CURRENT EARNINGS | 1,370.19 |
| 2941 CURRENT EARNINGS | (1,370.19) |
| 2950 RESERVE FUND-PRIOR | (5,194.10) |
| 2955 RESERVE FUND-CURRENT | 16,694.16 |
| 2960 OPERATING FUND-PRIOR | (54,231.95) |
| 2965 OPERATING FD-CURRENT | (15,323.97) |

TOTAL EQUITY110,231.29**TOT LIABILITY AND EQUITY**149,745.39

WOODRIDGE TERRACE

Budget Comparison Report
AS OF DECEMBER 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 | \$315,840.00 | \$315,840.00 | \$315,840.00 |
| 5210 LATE FEE CHARGE | 42.00 | 40.00 | (2.00) | 504.00 | 640.00 | 504.00 |
| 5220 COLLECTION COST REC | 0.00 | 0.00 | 0.00 | 400.00 | 289.00 | 400.00 |
| 5245 INTEREST INCOME | 1.00 | 0.12 | (0.88) | 12.00 | 9.21 | 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 | (63,408.00) | (63,408.00) | (63,408.00) |
| TOTAL INCOME | 21,079.00 | 21,076.12 | (2.88) | 253,548.00 | 253,575.21 | 253,548.00 |
| EXPENSES | | | | | | |
| 7030 MANAGEMENT FEES | 1,300.00 | 1,300.00 | 0.00 | 15,600.00 | 15,600.00 | 15,600.00 |
| 7040 LEGAL FEES | 0.00 | 364.00 | (364.00) | 1,450.00 | 5,236.00 | 1,450.00 |
| 7045 LEGAL COLLECTIONS | 0.00 | 0.00 | 0.00 | 0.00 | 545.00 | 0.00 |
| 7055 AUDIT FEES | 0.00 | 0.00 | 0.00 | 300.00 | 300.00 | 300.00 |
| 7060 PRINTING & COPYING | 0.00 | 1,323.74 | (1,323.74) | 1,400.00 | 2,337.56 | 1,400.00 |
| 7062 POSTAGE | 250.00 | 13.00 | 237.00 | 500.00 | 181.25 | 500.00 |
| 7075 LICENSE, PERMITS, DUES | 0.00 | 0.00 | 0.00 | 0.00 | 352.00 | 0.00 |
| 7090 MISC ADMINISTRATIVE | 0.00 | 147.00 | (147.00) | 600.00 | 1,224.00 | 600.00 |
| TOTAL ADMINISTRATIVE | 1,550.00 | 3,147.74 | (1,597.74) | 19,850.00 | 25,775.81 | 19,850.00 |
| 7130 INSURANCE | 3,020.00 | 2,647.31 | 372.69 | 36,240.00 | 45,277.97 | 36,240.00 |
| TOTAL TAXES & INSURANCE | 3,020.00 | 2,647.31 | 372.69 | 36,240.00 | 45,277.97 | 36,240.00 |
| 7230 BLDG & FACILITY RPR | 150.00 | 180.00 | (30.00) | 2,850.00 | 2,489.32 | 2,850.00 |
| 7250 LIGHT MAINTENANCE | 0.00 | (68.00) | 68.00 | 600.00 | 304.00 | 600.00 |
| 7260 GUTTER MAINTENANCE | 0.00 | 0.00 | 0.00 | 5,000.00 | 6,630.00 | 5,000.00 |
| 7270 ROOF REPAIRS | 0.00 | 345.00 | (345.00) | 2,000.00 | 4,210.00 | 2,000.00 |
| TOTAL BUILDING MAINT | 150.00 | 457.00 | (307.00) | 10,450.00 | 13,633.32 | 10,450.00 |
| 7322 GAS/ELECTRIC | 350.00 | 224.47 | 125.53 | 4,200.00 | 4,389.32 | 4,200.00 |
| 7370 WATER/SEWER | 1,965.00 | 2,191.51 | (226.51) | 54,736.00 | 60,791.83 | 54,736.00 |
| 7371 WASTEWATER | 18,000.00 | 0.00 | 18,000.00 | 24,270.00 | 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 | 0.00 | 1,115.00 | 13,380.00 | 12,780.20 | 13,380.00 |
| TOTAL UTILITIES | 21,430.00 | 2,415.98 | 19,014.02 | 96,826.00 | 85,622.67 | 96,826.00 |

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

| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|--------------------|------------------|-------------------|-------------------|--------------------|-------------------|
| 7410 LANDSCAPE MAINT | 500.00 | 0.00 | 500.00 | 8,580.00 | 9,687.86 | 8,580.00 |
| 7415 LANDSCAPE CONTRACT | 3,385.00 | 3,520.00 | (135.00) | 40,620.00 | 40,755.00 | 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 | 0.00 | 0.00 | 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 | 3,885.00 | 3,520.00 | 365.00 | 66,300.00 | 64,385.46 | 66,300.00 |
| 7525 EXTERMINATING CONTR | 0.00 | 0.00 | 0.00 | 0.00 | 135.00 | 0.00 |
| 7526 PEST CONTROL | 0.00 | 900.00 | (900.00) | 450.00 | 900.00 | 450.00 |
| TOTAL GROUNDS MAINTENAN | 0.00 | 900.00 | (900.00) | 450.00 | 1,035.00 | 450.00 |
| 7630 SNOW REMOVAL | 2,000.00 | 5,902.00 | (3,902.00) | 13,500.00 | 23,727.00 | 13,500.00 |
| TOTAL SNOW/ROAD MAINT | 2,000.00 | 5,902.00 | (3,902.00) | 13,500.00 | 23,727.00 | 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 | 90.00 | 10.00 | 1,200.00 | 1,200.00 | 1,200.00 |
| 7832 POOL KEYS | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 100.00 |
| TOTAL REC/FACILITY EXP | 100.00 | 90.00 | 10.00 | 6,950.00 | 8,766.95 | 6,950.00 |
| TOTAL EXPENSES | 32,135.00 | 19,080.03 | 13,054.97 | 251,066.00 | 268,899.18 | 251,066.00 |
| NET PROFIT/LOSS | (11,056.00) | 1,996.09 | 13,052.09 | 2,482.00 | (15,323.97) | 2,482.00 |

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| | BUDGET | ACTUAL | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|----------|----------|----------------|-------------|------------|---------------|
| RESERVE REVENUE | | | | | | |
| 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 | 19.43 | 13.43 | 72.00 | 593.09 | 72.00 |
| TOTAL REVENUE | 5,290.00 | 5,303.43 | 13.43 | 63,480.00 | 64,001.09 | 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 | 5,303.43 | 13.43 | (15,020.00) | 16,694.16 | (15,020.00) |