

## WOODRIDGE TERRACE

AS OF MAY 31, 2017

## ASSETS

## CASH

|                   |            |                   |
|-------------------|------------|-------------------|
| 1012 CASH-US BANK | 48,346.33  |                   |
| 1031 RES-US BANK  | 120,234.21 |                   |
|                   |            |                   |
| <b>TOTAL CASH</b> |            | <u>168,580.54</u> |

## ACCOUNTS RECEIVABLE

|                          |            |                  |
|--------------------------|------------|------------------|
| 1110 DUES RECEIVABLE     | 1,780.75   |                  |
| 1115 ALLOW FOR BAD DEBT  | (1,500.00) |                  |
| 1130 DUE TO RESERVES     | 21,000.00  |                  |
| 1134 PREPAID INSURANCE   | 4,523.00   |                  |
| 1140 OTHER PREPAIDS      | 19,275.00  |                  |
|                          |            |                  |
| <b>TOTAL RECEIVABLES</b> |            | <u>45,078.75</u> |

|                     |  |                          |
|---------------------|--|--------------------------|
| <b>TOTAL ASSETS</b> |  | <u><u>213,659.29</u></u> |
|---------------------|--|--------------------------|

## LIABILITIES &amp; EQUITY

## CURRENT LIABILITIES

|                          |           |                  |
|--------------------------|-----------|------------------|
| 2115 PREPAID ASSESSMENTS | 11,408.10 |                  |
| 2170 WORKING CAPITAL REF | 7,800.00  |                  |
| 2190 DUE FROM OPERATING  | 21,000.00 |                  |
|                          |           |                  |
| <b>TOTAL LIABILITIES</b> |           | <u>40,208.10</u> |

## EQUITY

|                     |  |                   |
|---------------------|--|-------------------|
| <b>TOTAL EQUITY</b> |  | <u>173,451.19</u> |
|---------------------|--|-------------------|

|                                 |  |                          |
|---------------------------------|--|--------------------------|
| <b>TOT LIABILITY AND EQUITY</b> |  | <u><u>213,659.29</u></u> |
|---------------------------------|--|--------------------------|

WOODRIDGE TERRACE

Budget Comparison Report  
AS OF MAY 31, 2017

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          | \$131,600.00      | \$131,600.00      | \$315,840.00      |
| 5210 LATE FEE CHARGE               | 42.00            | 120.00           | 78.00           | 210.00            | 380.00            | 504.00            |
| 5215 NSF FEE                       | 0.00             | 0.00             | 0.00            | 0.00              | 20.00             | 0.00              |
| 5220 COLLECTION COST REC           | 0.00             | 180.00           | 180.00          | 400.00            | 423.00            | 400.00            |
| 5245 INTEREST INCOME               | 5.00             | 1.43             | (3.57)          | 25.00             | 5.82              | 60.00             |
| 5256 CLUB HOUSE INCOME             | 0.00             | 0.00             | 0.00            | 100.00            | 0.00              | 200.00            |
| 5450 TRANSFERS TO RESERVE          | (5,284.00)       | (5,284.00)       | 0.00            | (26,420.00)       | (26,420.00)       | (63,408.00)       |
| <b>TOTAL INCOME</b>                | <b>21,083.00</b> | <b>21,337.43</b> | <b>254.43</b>   | <b>105,915.00</b> | <b>106,008.82</b> | <b>253,596.00</b> |
| <b>EXPENSES</b>                    |                  |                  |                 |                   |                   |                   |
| 7030 MANAGEMENT FEES               | 1,100.00         | 1,100.00         | 0.00            | 5,500.00          | 5,500.00          | 13,200.00         |
| 7040 LEGAL FEES                    | 0.00             | 0.00             | 0.00            | 600.00            | 140.00            | 600.00            |
| 7045 LEGAL COLLECTIONS             | 200.00           | 180.00           | 20.00           | 400.00            | 423.00            | 400.00            |
| 7055 AUDIT FEES                    | 750.00           | 0.00             | 750.00          | 750.00            | 0.00              | 750.00            |
| 7060 PRINTING & COPYING            | 400.00           | 0.00             | 400.00          | 1,000.00          | 611.00            | 1,700.00          |
| 7062 POSTAGE                       | 0.00             | 8.74             | (8.74)          | 250.00            | 85.29             | 250.00            |
| 7090 MISC ADMINISTRATIVE           | 200.00           | 77.00            | 123.00          | 400.00            | 480.00            | 600.00            |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>2,650.00</b>  | <b>1,365.74</b>  | <b>1,284.26</b> | <b>8,900.00</b>   | <b>7,239.29</b>   | <b>17,500.00</b>  |
| 7130 INSURANCE                     | 3,300.00         | 3,396.25         | (96.25)         | 16,500.00         | 16,373.57         | 39,600.00         |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>3,300.00</b>  | <b>3,396.25</b>  | <b>(96.25)</b>  | <b>16,500.00</b>  | <b>16,373.57</b>  | <b>39,600.00</b>  |
| 7230 BLDG & FACILITY RPR           | 300.00           | 0.00             | 300.00          | 1,500.00          | 55.00             | 3,600.00          |
| 7250 LIGHT MAINTENANCE             | 100.00           | 0.00             | 100.00          | 300.00            | 58.00             | 600.00            |
| 7260 GUTTER MAINTENANCE            | 0.00             | 0.00             | 0.00            | 3,000.00          | 440.00            | 6,000.00          |
| 7270 ROOF REPAIRS                  | 500.00           | 1,185.00         | (685.00)        | 500.00            | 2,490.00          | 1,000.00          |
| <b>TOTAL BUILDING MAINT</b>        | <b>900.00</b>    | <b>1,185.00</b>  | <b>(285.00)</b> | <b>5,300.00</b>   | <b>3,043.00</b>   | <b>11,200.00</b>  |
| 7322 GAS/ELECTRIC                  | 600.00           | 215.28           | 384.72          | 2,025.00          | 1,241.47          | 5,300.00          |
| 7370 WATER/SEWER                   | 7,120.00         | 1,899.85         | 5,220.15        | 15,865.00         | 8,674.07          | 54,736.00         |
| 7371 WASTEWATER                    | 0.00             | 0.00             | 0.00            | 0.00              | 0.00              | 24,270.00         |
| 7372 SE METRO STORM                | 0.00             | 0.00             | 0.00            | 0.00              | 0.00              | 225.00            |
| 7380 TRASH REMOVAL                 | 992.00           | 2,104.00         | (1,112.00)      | 4,960.00          | 5,080.00          | 11,904.00         |

WOODRIDGE TERRACE

Budget Comparison Report  
AS OF MAY 31, 2017

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

|                                  | BUDGET     | ACTUAL    | CURR. VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|----------------------------------|------------|-----------|----------------|------------|------------|---------------|
| <b>TOTAL UTILITIES</b>           | 8,712.00   | 4,219.13  | 4,492.87       | 22,850.00  | 14,995.54  | 96,435.00     |
| 7410 LANDSCAPE MAINT             | 860.00     | 0.00      | 860.00         | 2,830.00   | 475.00     | 7,330.00      |
| 7415 LANDSCAPE CONTRACT          | 2,952.00   | 2,923.00  | 29.00          | 14,760.00  | 14,615.00  | 35,424.00     |
| 7420 LANDSCAPE RENOVATION        | 300.00     | 0.00      | 300.00         | 900.00     | 0.00       | 1,800.00      |
| 7425 TREE PRUNING                | 0.00       | 2,800.00  | (2,800.00)     | 1,500.00   | 2,452.00   | 3,000.00      |
| 7426 TREE/TURF SPRAYING          | 0.00       | 1,206.00  | (1,206.00)     | 1,200.00   | 1,206.00   | 3,200.00      |
| 7428 FLOWERS                     | 300.00     | 0.00      | 300.00         | 300.00     | 0.00       | 300.00        |
| 7430 TREE/SHRUB INSTALL          | 0.00       | 0.00      | 0.00           | 3,787.00   | 0.00       | 3,787.00      |
| 7440 SPRINKLER SYS MAINT         | 3,000.00   | 0.00      | 3,000.00       | 3,000.00   | 0.00       | 11,000.00     |
| 7460 FENCE REPAIRS               | 320.00     | 0.00      | 320.00         | 320.00     | 232.50     | 320.00        |
| <b>TOTAL LANDSCAPE MAINT</b>     | 7,732.00   | 6,929.00  | 803.00         | 28,597.00  | 18,980.50  | 66,161.00     |
| 7526 PEST CONTROL                | 0.00       | 730.00    | (730.00)       | 0.00       | 730.00     | 450.00        |
| <b>TOTAL GROUNDS MAINTENANCE</b> | 0.00       | 730.00    | (730.00)       | 0.00       | 730.00     | 450.00        |
| 7630 SNOW REMOVAL                | 0.00       | 940.00    | (940.00)       | 10,000.00  | 10,571.00  | 13,500.00     |
| 7635 SIGN PURCH & REPAIRS        | 0.00       | 323.78    | (323.78)       | 0.00       | 1,464.71   | 0.00          |
| <b>TOTAL SNOW/ROAD MAINT</b>     | 0.00       | 1,263.78  | (1,263.78)     | 10,000.00  | 12,035.71  | 13,500.00     |
| 7715 ASSOCIATION PICNIC          | 0.00       | 0.00      | 0.00           | 100.00     | 0.00       | 100.00        |
| <b>TOTAL OTHER EXPENSES</b>      | 0.00       | 0.00      | 0.00           | 100.00     | 0.00       | 100.00        |
| 7810 POOL/SPA CONTRACT           | 700.00     | 700.00    | 0.00           | 2,100.00   | 1,400.00   | 5,600.00      |
| 7815 POOL SUPPLIES/CHEMIC        | 250.00     | 851.80    | (601.80)       | 250.00     | 851.80     | 1,250.00      |
| 7820 POOL REPAIRS                | 500.00     | 0.00      | 500.00         | 500.00     | 0.00       | 500.00        |
| 7831 CLUBHOUSE EXPENSE           | 100.00     | 0.00      | 100.00         | 500.00     | 140.00     | 1,200.00      |
| 7832 POOL KEYS                   | 100.00     | 0.00      | 100.00         | 100.00     | 0.00       | 100.00        |
| <b>TOTAL REC/FACILITY EXP</b>    | 1,650.00   | 1,551.80  | 98.20          | 3,450.00   | 2,391.80   | 8,650.00      |
| <b>TOTAL EXPENSES</b>            | 24,944.00  | 20,640.70 | 4,303.30       | 95,697.00  | 75,789.41  | 253,596.00    |
| <b>NET PROFIT/LOSS</b>           | (3,861.00) | 696.73    | 4,557.73       | 10,218.00  | 30,219.41  | 0.00          |

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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          | 26,420.00         | 26,420.00        | 63,408.00        |
| 9350 INTEREST INCOME           | 6.00            | 14.81           | 8.81          | 30.00             | 52.73            | 72.00            |
| <b>TOTAL REVENUE</b>           | <b>5,290.00</b> | <b>5,298.81</b> | <b>8.81</b>   | <b>26,450.00</b>  | <b>26,472.73</b> | <b>63,480.00</b> |
| <b>EXPENSE</b>                 |                 |                 |               |                   |                  |                  |
| <b>RESERVE EXPENSE</b>         |                 |                 |               |                   |                  |                  |
| 9520 ASPHALT OVERLAY           | 0.00            | 0.00            | 0.00          | 5,000.00          | 0.00             | 5,000.00         |
| 9532 LANDSCAPING               | 0.00            | 0.00            | 0.00          | 10,000.00         | 7,800.00         | 10,000.00        |
| 9534 TREES                     | 0.00            | 0.00            | 0.00          | 5,000.00          | 0.00             | 5,000.00         |
| 9537 POOL DECKING              | 0.00            | 0.00            | 0.00          | 0.00              | 2,400.00         | 0.00             |
| 9540 CONCRETE                  | 0.00            | 0.00            | 0.00          | 10,000.00         | 10,985.00        | 10,000.00        |
| 9550 RETAINING WALL            | 0.00            | 0.00            | 0.00          | 5,000.00          | 0.00             | 5,000.00         |
| <b>TOTAL EXPENSES</b>          | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>   | <b>35,000.00</b>  | <b>21,165.00</b> | <b>35,000.00</b> |
| <b>EXCESS/LOSS OF RESERVES</b> | <b>5,290.00</b> | <b>5,298.81</b> | <b>8.81</b>   | <b>(8,550.00)</b> | <b>5,307.73</b>  | <b>28,480.00</b> |