

AS OF FEBRUARY 28, 2017

**ASSETS****CASH**

|                   |                   |
|-------------------|-------------------|
| 1012 CASH-US BANK | 22,807.56         |
| 1031 RES-US BANK  | <u>114,538.57</u> |

|                   |                   |
|-------------------|-------------------|
| <b>TOTAL CASH</b> | <u>137,346.13</u> |
|-------------------|-------------------|

**ACCOUNTS RECEIVABLE**

|                         |                  |
|-------------------------|------------------|
| 1110 DUES RECEIVABLE    | 1,752.75         |
| 1115 ALLOW FOR BAD DEBT | (1,500.00)       |
| 1130 DUE TO RESERVES    | 21,000.00        |
| 1134 PREPAID INSURANCE  | 4,523.00         |
| 1140 OTHER PREPAIDS     | <u>19,275.00</u> |

|                          |                  |
|--------------------------|------------------|
| <b>TOTAL RECEIVABLES</b> | <u>45,050.75</u> |
|--------------------------|------------------|

|                     |                          |
|---------------------|--------------------------|
| <b>TOTAL ASSETS</b> | <u><u>182,396.88</u></u> |
|---------------------|--------------------------|

**LIABILITIES & EQUITY****CURRENT LIABILITIES**

|                          |                  |
|--------------------------|------------------|
| 2115 PREPAID ASSESSMENTS | 5,063.10         |
| 2170 WORKING CAPITAL REF | 7,800.00         |
| 2190 DUE FROM OPERATING  | <u>21,000.00</u> |

|                          |                  |
|--------------------------|------------------|
| <b>TOTAL LIABILITIES</b> | <u>33,863.10</u> |
|--------------------------|------------------|

**EQUITY**

|                     |                   |
|---------------------|-------------------|
| <b>TOTAL EQUITY</b> | <u>148,533.78</u> |
|---------------------|-------------------|

|                                 |                          |
|---------------------------------|--------------------------|
| <b>TOT LIABILITY AND EQUITY</b> | <u><u>182,396.88</u></u> |
|---------------------------------|--------------------------|

## WOODRIDGE TERRACE

Budget Comparison Report  
AS OF FEBRUARY 28, 2017PREPARED 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          | \$52,640.00      | \$52,640.00      | \$315,840.00      |
| 5210 LATE FEE CHARGE               | 42.00            | 100.00           | 58.00           | 84.00            | 100.00           | 504.00            |
| 5215 NSF FEE                       | 0.00             | 20.00            | 20.00           | 0.00             | 20.00            | 0.00              |
| 5220 COLLECTION COST REC           | 0.00             | 0.00             | 0.00            | 400.00           | 162.00           | 400.00            |
| 5245 INTEREST INCOME               | 5.00             | 1.12             | (3.88)          | 10.00            | 1.94             | 60.00             |
| 5256 CLUB HOUSE INCOME             | 0.00             | 0.00             | 0.00            | 25.00            | 0.00             | 200.00            |
| 5450 TRANSFERS TO RESERVE          | (5,284.00)       | (5,284.00)       | 0.00            | (10,568.00)      | (10,568.00)      | (63,408.00)       |
| <b>TOTAL INCOME</b>                | <b>21,083.00</b> | <b>21,157.12</b> | <b>74.12</b>    | <b>42,591.00</b> | <b>42,355.94</b> | <b>253,596.00</b> |
| <b>EXPENSES</b>                    |                  |                  |                 |                  |                  |                   |
| 7030 MANAGEMENT FEES               | 1,100.00         | 1,100.00         | 0.00            | 2,200.00         | 2,200.00         | 13,200.00         |
| 7040 LEGAL FEES                    | 0.00             | 140.00           | (140.00)        | 0.00             | 140.00           | 600.00            |
| 7045 LEGAL COLLECTIONS             | 0.00             | 0.00             | 0.00            | 200.00           | 162.00           | 400.00            |
| 7055 AUDIT FEES                    | 0.00             | 0.00             | 0.00            | 0.00             | 0.00             | 750.00            |
| 7060 PRINTING & COPYING            | 0.00             | 19.05            | (19.05)         | 200.00           | 26.30            | 1,700.00          |
| 7062 POSTAGE                       | 0.00             | 18.06            | (18.06)         | 250.00           | 40.16            | 250.00            |
| 7090 MISC ADMINISTRATIVE           | 0.00             | 77.00            | (77.00)         | 200.00           | 189.00           | 600.00            |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>1,100.00</b>  | <b>1,354.11</b>  | <b>(254.11)</b> | <b>3,050.00</b>  | <b>2,757.46</b>  | <b>17,500.00</b>  |
| 7130 INSURANCE                     | 3,300.00         | 3,244.33         | 55.67           | 6,600.00         | 6,488.66         | 39,600.00         |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>3,300.00</b>  | <b>3,244.33</b>  | <b>55.67</b>    | <b>6,600.00</b>  | <b>6,488.66</b>  | <b>39,600.00</b>  |
| 7230 BLDG & FACILITY RPR           | 300.00           | 0.00             | 300.00          | 600.00           | 55.00            | 3,600.00          |
| 7250 LIGHT MAINTENANCE             | 0.00             | 0.00             | 0.00            | 100.00           | 0.00             | 600.00            |
| 7260 GUTTER MAINTENANCE            | 0.00             | 195.00           | (195.00)        | 0.00             | 195.00           | 6,000.00          |
| 7270 ROOF REPAIRS                  | 0.00             | 195.00           | (195.00)        | 0.00             | 195.00           | 1,000.00          |
| <b>TOTAL BUILDING MAINT</b>        | <b>300.00</b>    | <b>390.00</b>    | <b>(90.00)</b>  | <b>700.00</b>    | <b>445.00</b>    | <b>11,200.00</b>  |
| 7322 GAS/ELECTRIC                  | 275.00           | 284.66           | (9.66)          | 550.00           | 561.80           | 5,300.00          |
| 7370 WATER/SEWER                   | 1,397.00         | 1,730.57         | (333.57)        | 3,362.00         | 3,442.38         | 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           | 992.00           | 0.00            | 1,984.00         | 1,984.00         | 11,904.00         |

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WESTERN STATES PROPERTY SERVICES, INC.

|                                  | BUDGET    | ACTUAL    | CURR.VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|----------------------------------|-----------|-----------|---------------|------------|------------|---------------|
| <b>TOTAL UTILITIES</b>           | 2,664.00  | 3,007.23  | (343.23)      | 5,896.00   | 5,988.18   | 96,435.00     |
| 7410 LANDSCAPE MAINT             | 250.00    | 0.00      | 250.00        | 250.00     | 475.00     | 7,330.00      |
| 7415 LANDSCAPE CONTRACT          | 2,952.00  | 2,923.00  | 29.00         | 5,904.00   | 5,846.00   | 35,424.00     |
| 7420 LANDSCAPE RENOVATION        | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 1,800.00      |
| 7425 TREE PRUNING                | 0.00      | 0.00      | 0.00          | 0.00       | (348.00)   | 3,000.00      |
| 7426 TREE/TURF SPRAYING          | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 3,200.00      |
| 7428 FLOWERS                     | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 300.00        |
| 7430 TREE/SHRUB INSTALL          | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 3,787.00      |
| 7440 SPRINKLER SYS MAINT         | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 11,000.00     |
| 7460 FENCE REPAIRS               | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 320.00        |
| <b>TOTAL LANDSCAPE MAINT</b>     | 3,202.00  | 2,923.00  | 279.00        | 6,154.00   | 5,973.00   | 66,161.00     |
| 7526 PEST CONTROL                | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 450.00        |
| <b>TOTAL GROUNDS MAINTENANCE</b> | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 450.00        |
| 7630 SNOW REMOVAL                | 3,000.00  | 6,106.00  | (3,106.00)    | 5,500.00   | 9,631.00   | 13,500.00     |
| <b>TOTAL SNOW/ROAD MAINT</b>     | 3,000.00  | 6,106.00  | (3,106.00)    | 5,500.00   | 9,631.00   | 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           | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 5,600.00      |
| 7815 POOL SUPPLIES/CHEMIC        | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 1,250.00      |
| 7820 POOL REPAIRS                | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 500.00        |
| 7831 CLUBHOUSE EXPENSE           | 100.00    | 0.00      | 100.00        | 200.00     | 75.00      | 1,200.00      |
| 7832 POOL KEYS                   | 0.00      | 0.00      | 0.00          | 0.00       | 0.00       | 100.00        |
| <b>TOTAL REC/FACILITY EXP</b>    | 100.00    | 0.00      | 100.00        | 200.00     | 75.00      | 8,650.00      |
| <b>TOTAL EXPENSES</b>            | 13,666.00 | 17,024.67 | (3,358.67)    | 28,200.00  | 31,358.30  | 253,596.00    |
| <b>NET PROFIT/LOSS</b>           | 7,417.00  | 4,132.45  | (3,284.55)    | 14,391.00  | 10,997.64  | 0.00          |

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WESTERN STATES PROPERTY SERVICES, INC.

|                           | BUDGET          | ACTUAL          | CJRR VARIANCE | YTD BUDGET       | YTD ACTUAL       | ANNUAL BUDGET    |
|---------------------------|-----------------|-----------------|---------------|------------------|------------------|------------------|
| <b>RESERVE REVENUE</b>    |                 |                 |               |                  |                  |                  |
| 9200 TRANSFER TO RESERVES | 5,284.00        | 5,284.00        | 0.00          | 10,568.00        | 10,568.00        | 63,408.00        |
| 9360 INTEREST INCOME      | 6.00            | 4.21            | (1.79)        | 12.00            | 9.09             | 72.00            |
| <b>TOTAL REVENUE</b>      | <b>5,290.00</b> | <b>5,288.21</b> | <b>(1.79)</b> | <b>10,580.00</b> | <b>10,577.09</b> | <b>63,480.00</b> |

**RESERVE EXPENSE**

|                                |                 |                   |                    |                    |                  |                  |
|--------------------------------|-----------------|-------------------|--------------------|--------------------|------------------|------------------|
| <b>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          | 0.00             | 10,000.00        |
| 9534 TREES                     | 0.00            | 0.00              | 0.00               | 5,000.00           | 0.00             | 5,000.00         |
| 9540 CONCRETE                  | 0.00            | 10,965.00         | (10,965.00)        | 10,000.00          | 10,965.00        | 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>10,965.00</b>  | <b>(10,965.00)</b> | <b>35,000.00</b>   | <b>10,965.00</b> | <b>35,000.00</b> |
| <b>EXCESS/LOSS OF RESERVES</b> | <b>5,290.00</b> | <b>(5,676.79)</b> | <b>(10,966.79)</b> | <b>(24,420.00)</b> | <b>(387.91)</b>  | <b>28,480.00</b> |