

WOODRIDGE TERRACE  
AS OF SEPTEMBER 30, 2021

ASSETS

CASH

|                   |                   |
|-------------------|-------------------|
| 1012 CASH-US BANK | 6,050.70          |
| 1031 RES-US BANK  | <u>100,147.53</u> |

TOTAL CASH 106,198.23

ACCOUNTS RECEIVABLE

|                        |                 |
|------------------------|-----------------|
| 1110 DUES RECEIVABLE   | 1,770.00        |
| 1130 DUE TO RESERVES   | 74,100.00       |
| 1134 PREPAID INSURANCE | 10,255.85       |
| 1136 PREPAID SEWER     | <u>3,089.89</u> |

TOTAL RECEIVABLES 89,215.74

TOTAL ASSETS 195,413.97

LIABILITIES & EQUITY

CURRENT LIABILITIES

|                          |                  |
|--------------------------|------------------|
| 2115 PREPAID ASSESSMENTS | 9,550.60         |
| 2170 WORKING CAPITAL REF | 7,800.00         |
| 2190 DUE FROM OPERATING  | <u>74,100.00</u> |

TOTAL LIABILITIES 91,450.60

EQUITY

|                           |                    |
|---------------------------|--------------------|
| 2940 CURRENT EARNINGS     | 39,640.75          |
| 2941 CURRENT EARNINGS     | (39,640.75)        |
| 2950 RESERVE FUND-PRIOR   | (14,273.37)        |
| 2955 RESERVE FUND-CURRENT | 53,680.12          |
| 2960 OPERATING FUND-PRIOR | (89,691.16)        |
| 2965 OPERATING FD-CURRENT | <u>(14,039.37)</u> |

TOTAL EQUITY 103,963.37

TOT LIABILITY AND EQUITY 195,413.97

Budget Comparison Report  
AS OF SEPTEMBER 30, 2021

WOODRIDGE TERRACE

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

| INCOME                             | BUDGET           | ACTUAL           | CURR.VARIANCE  | YTD BUDGET        | YTD ACTUAL        | ANNUAL BUDGET     |
|------------------------------------|------------------|------------------|----------------|-------------------|-------------------|-------------------|
| 5110 ASSESSMENTS                   | \$28,000.00      | \$28,000.00      | \$0.00         | \$252,000.00      | \$252,000.00      | \$336,000.00      |
| 5210 LATE FEE CHARGE               | 42.00            | 80.00            | 38.00          | 378.00            | 680.00            | 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            | 100.00            | 400.00            |
| 5245 INTEREST INCOME               | 1.00             | 0.07             | (0.93)         | 9.00              | 1.00              | 12.00             |
| 5255 MISC INCOME                   | 0.00             | 0.00             | 0.00           | 0.00              | 125.00            | 0.00              |
| 5256 CLUB HOUSE INCOME             | 0.00             | 25.00            | 25.00          | 175.00            | 300.00            | 200.00            |
| 5450 TRANSFERS TO RESERVE          | (5,964.00)       | (5,964.00)       | 0.00           | (53,676.00)       | (53,676.00)       | (71,568.00)       |
| <b>TOTAL INCOME</b>                | <b>22,079.00</b> | <b>22,161.07</b> | <b>82.07</b>   | <b>199,286.00</b> | <b>199,550.00</b> | <b>265,548.00</b> |
| <b>EXPENSES</b>                    |                  |                  |                |                   |                   |                   |
| 7030 MANAGEMENT FEES               | 1,300.00         | 1,300.00         | 0.00           | 11,700.00         | 11,700.00         | 15,600.00         |
| 7040 LEGAL FEES                    | 0.00             | 0.00             | 0.00           | 1,450.00          | 0.00              | 1,450.00          |
| 7045 LEGAL COLLECTIONS             | 0.00             | 100.00           | (100.00)       | 0.00              | 100.00            | 0.00              |
| 7055 AUDIT FEES                    | 0.00             | 0.00             | 0.00           | 1,500.00          | 1,400.00          | 1,500.00          |
| 7060 PRINTING & COPYING            | 200.00           | 53.50            | 146.50         | 1,000.00          | 879.88            | 1,400.00          |
| 7062 POSTAGE                       | 0.00             | 20.20            | (20.20)        | 250.00            | 154.69            | 500.00            |
| 7090 MISC ADMINISTRATIVE           | 0.00             | 78.00            | (78.00)        | 0.00              | 1,406.56          | 0.00              |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>1,500.00</b>  | <b>1,551.70</b>  | <b>(51.70)</b> | <b>15,900.00</b>  | <b>15,641.13</b>  | <b>20,450.00</b>  |
| 7130 INSURANCE                     | 13,110.00        | 13,000.60        | 109.40         | 33,534.00         | 33,847.76         | 38,640.00         |
| <b>TOTAL TAXES &amp; INSURANCE</b> | <b>13,110.00</b> | <b>13,000.60</b> | <b>109.40</b>  | <b>33,534.00</b>  | <b>33,847.76</b>  | <b>38,640.00</b>  |
| 7230 BLDG & FACILITY RPR           | 300.00           | 362.58           | (62.58)        | 2,400.00          | 1,734.69          | 2,850.00          |
| 7250 LIGHT MAINTENANCE             | 0.00             | 609.75           | (609.75)       | 100.00            | 1,070.50          | 150.00            |
| 7260 GUTTER MAINTENANCE            | 0.00             | 550.00           | (550.00)       | 2,200.00          | 5,515.00          | 4,400.00          |
| 7270 ROOF REPAIRS                  | 750.00           | 0.00             | 750.00         | 2,250.00          | 1,000.00          | 2,250.00          |

WOODRIDGE TERRACE

|                                  | BUDGET   | ACTUAL    | CURR.VARIANCE | YTD BUDGET | YTD ACTUAL | ANNUAL BUDGET |
|----------------------------------|----------|-----------|---------------|------------|------------|---------------|
| 7280 PLBG & SEWER MAINT          | 0.00     | 0.00      | 0.00          | 0.00       | 120.00     | 0.00          |
| <b>TOTAL BUILDING MAINT</b>      | 1,050.00 | 1,522.33  | (472.33)      | 6,950.00   | 9,440.19   | 9,650.00      |
| 7322 GAS/ELECTRIC                | 250.00   | 617.11    | (367.11)      | 2,250.00   | 3,386.98   | 3,000.00      |
| 7370 WATER/SEWER                 | 7,289.00 | 12,239.52 | (4,950.52)    | 50,039.00  | 48,114.44  | 57,739.00     |
| 7371 WASTEWATER                  | 0.00     | 0.00      | 0.00          | 8,626.00   | 9,299.80   | 24,270.00     |
| 7372 SE METRO STORM              | 0.00     | 0.00      | 0.00          | 253.00     | 259.62     | 253.00        |
| 7380 TRASH REMOVAL               | 1,324.00 | 1,417.00  | (93.00)       | 11,916.00  | 12,660.00  | 15,888.00     |
| <b>TOTAL UTILITIES</b>           | 8,863.00 | 14,273.63 | (5,410.63)    | 73,084.00  | 73,720.84  | 101,150.00    |
| 7410 LANDSCAPE MAINT             | 250.00   | 218.35    | 31.65         | 2,250.00   | 8,197.00   | 3,000.00      |
| 7415 LANDSCAPE CONTRACT          | 3,625.00 | 3,625.00  | 0.00          | 32,625.00  | 32,625.00  | 43,500.00     |
| 7420 LANDSCAPE RENOVATION        | 0.00     | 0.00      | 0.00          | 6,508.00   | 0.00       | 6,508.00      |
| 7425 TREE PRUNING                | 0.00     | 1,400.00  | (1,400.00)    | 3,000.00   | 5,565.00   | 3,000.00      |
| 7426 TREE/TURF SPRAYING          | 0.00     | 0.00      | 0.00          | 5,200.00   | 0.00       | 5,200.00      |
| 7428 FLOWERS                     | 0.00     | 0.00      | 0.00          | 500.00     | 0.00       | 500.00        |
| 7430 TREE/SHRUB INSTALL          | 0.00     | 0.00      | 0.00          | 1,500.00   | 0.00       | 1,500.00      |
| 7440 SPRINKLER SYS MAINT         | 1,160.00 | 2,419.00  | (1,259.00)    | 5,180.00   | 6,828.00   | 7,500.00      |
| 7460 FENCE REPAIRS               | 0.00     | 0.00      | 0.00          | 600.00     | 125.00     | 600.00        |
| <b>TOTAL LANDSCAPE MAINT</b>     | 5,035.00 | 7,662.35  | (2,627.35)    | 57,363.00  | 53,340.00  | 71,308.00     |
| 7526 PEST CONTROL                | 0.00     | 135.00    | (135.00)      | 0.00       | 510.00     | 0.00          |
| <b>TOTAL GROUNDS MAINTENANCE</b> | 0.00     | 135.00    | (135.00)      | 0.00       | 510.00     | 0.00          |
| 7630 SNOW REMOVAL                | 0.00     | 0.00      | 0.00          | 12,500.00  | 18,969.00  | 18,000.00     |
| 7635 SIGN PURCH & REPAIRS        | 0.00     | 0.00      | 0.00          | 0.00       | 181.01     | 0.00          |
| <b>TOTAL SNOW/ROAD MAINT</b>     | 0.00     | 0.00      | 0.00          | 12,500.00  | 19,150.01  | 18,000.00     |
| 7810 POOL/SPA CONTRACT           | 0.00     | 725.00    | (725.00)      | 4,200.00   | 5,075.00   | 4,200.00      |

Budget Comparison Report  
AS OF SEPTEMBER 30, 2021

WOODRIDGE TERRACE

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

|                               | BUDGET            | ACTUAL             | CURR.VARIANCE     | YTD BUDGET        | YTD ACTUAL         | ANNUAL BUDGET |
|-------------------------------|-------------------|--------------------|-------------------|-------------------|--------------------|---------------|
| 7815 POOL SUPPLIES/CHEMIC     | 250.00            | 655.93             | (405.93)          | 1,250.00          | 1,739.44           | 1,250.00      |
| 7820 POOL REPAIRS             | 0.00              | 0.00               | 0.00              | 200.00            | 1,125.00           | 200.00        |
| 7831 CLUBHOUSE EXPENSE        | 100.00            | 0.00               | 100.00            | 500.00            | 0.00               | 600.00        |
| 7832 POOL KEYS                | 0.00              | 0.00               | 0.00              | 100.00            | 0.00               | 100.00        |
| <b>TOTAL REC/FACILITY EXP</b> | 350.00            | 1,380.93           | (1,030.93)        | 6,250.00          | 7,939.44           | 6,350.00      |
| <b>TOTAL EXPENSES</b>         | 29,908.00         | 39,526.54          | (9,618.54)        | 205,581.00        | 213,589.37         | 265,548.00    |
| <b>NET PROFIT/LOSS</b>        | <u>(7,829.00)</u> | <u>(17,365.47)</u> | <u>(9,536.47)</u> | <u>(6,295.00)</u> | <u>(14,039.37)</u> | <u>0.00</u>   |

WOODRIDGE TERRACE

|                                | BUDGET   | ACTUAL   | CURR.VARIANCE | YTD BUDGET  | YTD ACTUAL | ANNUAL BUDGET |
|--------------------------------|----------|----------|---------------|-------------|------------|---------------|
| <b>RESERVE REVENUE</b>         |          |          |               |             |            |               |
| 9200 TRANSFER TO RESERVES      | 5,964.00 | 5,964.00 | 0.00          | 53,676.00   | 53,676.00  | 71,568.00     |
| 9350 INTEREST INCOME           | 6.00     | 0.45     | (5.55)        | 54.00       | 4.12       | 72.00         |
| <b>TOTAL REVENUE</b>           | 5,970.00 | 5,964.45 | (5.55)        | 53,730.00   | 53,680.12  | 71,640.00     |
|                                |          |          |               |             |            |               |
|                                |          |          |               |             |            |               |
| <b>EXPENSE</b>                 |          |          |               |             |            |               |
| 9539 PAINTING                  | 0.00     | 0.00     | 0.00          | 58,000.00   | 0.00       | 58,000.00     |
| 9540 CONCRETE                  | 0.00     | 0.00     | 0.00          | 7,500.00    | 0.00       | 7,500.00      |
| <b>TOTAL EXPENSES</b>          | 0.00     | 0.00     | 0.00          | 65,500.00   | 0.00       | 65,500.00     |
| <b>EXCESS/LOSS OF RESERVES</b> | 5,970.00 | 5,964.45 | (5.55)        | (11,770.00) | 53,680.12  | 6,140.00      |