

# Balance Sheet

Wednesday September 30, 2009

## Woodbridge HOA

Cash Accounting Year Starts January 1, 2009

### ASSETS

#### Current Assets

##### Checking/Savings

|                         |            |
|-------------------------|------------|
| 1013 UMB Operating Acct | \$1,465.59 |
| 1011 UMB - Restoration  | \$205.42   |
| Total Checking/Savings  | \$1,671.01 |

|                               |            |
|-------------------------------|------------|
| 1201 Pre-Paid Pond Filter Exp | \$8,611.10 |
|-------------------------------|------------|

|                      |             |
|----------------------|-------------|
| Total Current Assets | \$10,282.11 |
|----------------------|-------------|

##### Checking/Savings

##### Total Reserves

|                           |              |
|---------------------------|--------------|
| 1016 UMB CD1 - 1-16-10    | \$50,000.00  |
| 1017 UMB CD 2 - 1-16-10   | \$50,000.00  |
| 1025 UMB CD 12/28/09      | \$53,439.59  |
| 1024 UMB MM Reserve Acct. | \$9,046.88   |
| Total Total Reserves      | \$162,486.47 |

|                        |              |
|------------------------|--------------|
| Total Checking/Savings | \$162,486.47 |
|------------------------|--------------|

|                     |                     |
|---------------------|---------------------|
| <b>TOTAL ASSETS</b> | <b>\$172,768.58</b> |
|---------------------|---------------------|

### LIABILITIES

#### Current Liabilities

|                              |             |
|------------------------------|-------------|
| 2101 Advance on Pond Filter  | (\$191.16)  |
| 2150 Open Credit for Payment | \$3,889.57  |
| 4500 Pond Loan Payable       | \$8,611.10  |
| Total Current Liabilities    | \$12,309.51 |

#### Long Term Liabilities

##### Reserve Allocation

|                               |              |
|-------------------------------|--------------|
| 5001 Siding                   | \$42,999.46  |
| 5003 Roofs                    | \$10,000.00  |
| 5020 Temp Unallocated Reserve | \$103,354.37 |
| 5007 Asphalt                  | \$4,966.64   |
| 5009 Concrete                 | \$500.00     |
| 5011 Landscaping              | \$416.00     |
| 5015 Pond                     | \$250.00     |
| Total Reserve Allocation      | \$162,486.47 |

|                             |              |
|-----------------------------|--------------|
| Total Long Term Liabilities | \$162,486.47 |
|-----------------------------|--------------|

|                          |                     |
|--------------------------|---------------------|
| <b>TOTAL LIABILITIES</b> | <b>\$174,795.98</b> |
|--------------------------|---------------------|

### EQUITY

#### Current Year Earnings

(\$8,943.33)

#### Capital

|                        |            |
|------------------------|------------|
| 2900 Retained Earnings | \$6,915.93 |
|------------------------|------------|

|               |            |
|---------------|------------|
| Total Capital | \$6,915.93 |
|---------------|------------|

|                     |                     |
|---------------------|---------------------|
| <b>TOTAL EQUITY</b> | <b>(\$2,027.40)</b> |
|---------------------|---------------------|

|                                     |                     |
|-------------------------------------|---------------------|
| <b>TOTAL LIABILITIES AND EQUITY</b> | <b>\$172,768.58</b> |
|-------------------------------------|---------------------|

# Unexpended Budget Report

Wednesday September 30, 2009

## 2009 Budget

Woodbridge HOA Cash Accounting Year Starts January 1, 2009

|                                | Month To Date |            |            | Year To Date |             |            | Annual Budget |             |
|--------------------------------|---------------|------------|------------|--------------|-------------|------------|---------------|-------------|
|                                | Actual        | Budget     | Variance   | Actual       | Budget      | Variance   | Budget        | Unexpended  |
| <b>INCOME</b>                  |               |            |            |              |             |            |               |             |
| Income                         |               |            |            |              |             |            |               |             |
| Interest Income                |               |            |            |              |             |            |               |             |
| 3032 Interest on Reserve Funds | 4.49          | 0.00       | 4.49       | 1,472.68     | 0.00        | 1,472.68   | 0.00          | (1,472.68)  |
| 3034 Interest on Operating Fun | 1.07          | 0.00       | 1.07       | 36.40        | 0.00        | 36.40      | 0.00          | (36.40)     |
| 3036 Interest on Owner Balance | 0.06          | 0.00       | 0.06       | 7.44         | 0.00        | 7.44       | 0.00          | (7.44)      |
| Total Interest Income          | 5.62          | 0.00       | 5.62       | 1,516.52     | 0.00        | 1,516.52   | 0.00          | (1,516.52)  |
| 3013 Spec Assess - Restoration | 0.00          | 0.00       | 0.00       | 3,000.00     | 0.00        | 3,000.00   | 0.00          | (3,000.00)  |
| 3072 Reserves IN               | 2,000.00      | 0.00       | 2,000.00   | 6,500.00     | 0.00        | 6,500.00   | 0.00          | (6,500.00)  |
| 3010 Assessments               | 15,635.00     | 16,960.00  | (1,325.00) | 149,230.25   | 152,640.00  | (3,409.75) | 203,520.00    | 54,289.75   |
| 3020 Late Fees/Fines           | 0.00          | 15.00      | (15.00)    | 174.22       | 135.00      | 39.22      | 180.00        | 5.78        |
| 3022 Invoiced Legal Fees       | 0.00          | 0.00       | 0.00       | 16.00        | 0.00        | 16.00      | 0.00          | (16.00)     |
| 3060 Reserve Transfers         | 0.00          | (2,916.67) | 2,916.67   | (23,333.36)  | (26,250.01) | 2,916.65   | (35,000.00)   | (11,666.64) |
| 3070 Reserve Interest Transfer | (4.49)        | 0.00       | (4.49)     | (1,472.68)   | 0.00        | (1,472.68) | 0.00          | 1,472.68    |
| Total Income                   | 17,636.13     | 14,058.33  | 3,577.80   | 135,630.95   | 126,524.99  | 9,105.96   | 168,700.00    | 33,069.05   |
| <b>TOTAL INCOME</b>            | 17,636.13     | 14,058.33  | 3,577.80   | 135,630.95   | 126,524.99  | 9,105.96   | 168,700.00    | 33,069.05   |
| <b>EXPENSES</b>                |               |            |            |              |             |            |               |             |
| Expenses                       |               |            |            |              |             |            |               |             |
| Administrative                 |               |            |            |              |             |            |               |             |
| 4019 Misc Admin Expense        | 86.47         | 83.34      | 3.13       | 208.93       | 750.00      | (541.07)   | 1,000.00      | 791.07      |
| 4020 Income Tax                | 0.00          | 8.34       | (8.34)     | 0.00         | 75.00       | (75.00)    | 100.00        | 100.00      |
| 4012 Management Fees           | 1,200.00      | 1,200.00   | 0.00       | 10,800.00    | 10,800.00   | 0.00       | 14,400.00     | 3,600.00    |
| 4013 Assoc Legal Fees          | 47.00         | 250.00     | (203.00)   | 2,201.88     | 2,250.00    | (48.12)    | 3,000.00      | 798.12      |
| 4015 Audit/Tax Prep            | 0.00          | 125.00     | (125.00)   | 900.00       | 1,125.00    | (225.00)   | 1,500.00      | 600.00      |
| 4016 Copies/Postage & Faxes    | 11.81         | 66.67      | (54.86)    | 189.87       | 600.01      | (410.14)   | 800.00        | 610.13      |
| 4018 Social Functions          | 0.00          | 41.67      | (41.67)    | 0.00         | 375.01      | (375.01)   | 500.00        | 500.00      |
| Total Administrative           | 1,345.28      | 1,775.02   | (429.74)   | 14,300.68    | 15,975.02   | (1,674.34) | 21,300.00     | 6,999.32    |
| Insurance                      |               |            |            |              |             |            |               |             |
| 4022 Casualty/Liability        | 6,914.25      | 1,816.67   | 5,097.58   | 16,001.76    | 16,350.01   | (348.25)   | 21,800.00     | 5,798.24    |
| 4023 Workman's Comp            | 0.00          | 0.00       | 0.00       | (113.00)     | 0.00        | (113.00)   | 0.00          | 113.00      |

# Unexpended Budget Report

Wednesday September 30, 2009

## 2009 Budget (Continued)

Woodbridge HOA Cash Accounting Year Starts January 1, 2009

|                                | Month To Date |           |            | Year To Date |            |            | Annual Budget |            |
|--------------------------------|---------------|-----------|------------|--------------|------------|------------|---------------|------------|
|                                | Actual        | Budget    | Variance   | Actual       | Budget     | Variance   | Budget        | Unexpended |
| EXPENSES (Continued)           |               |           |            |              |            |            |               |            |
| Expenses (Continued)           |               |           |            |              |            |            |               |            |
| Total Insurance                | 6,914.25      | 1,816.67  | 5,097.58   | 15,888.76    | 16,350.01  | (461.25)   | 21,800.00     | 5,911.24   |
| Utilities                      |               |           |            |              |            |            |               |            |
| 4032 Electricity               | 614.39        | 416.67    | 197.72     | 4,442.71     | 3,750.01   | 692.70     | 5,000.00      | 557.29     |
| 4033 Water/Sewer               | 2,891.30      | 1,333.34  | 1,557.96   | 12,012.98    | 12,000.00  | 12.98      | 16,000.00     | 3,987.02   |
| Total Utilities                | 3,505.69      | 1,750.01  | 1,755.68   | 16,455.69    | 15,750.01  | 705.68     | 21,000.00     | 4,544.31   |
| Maintenance                    |               |           |            |              |            |            |               |            |
| 4042 Lighting                  | 200.00        | 250.00    | (50.00)    | 3,332.51     | 2,250.00   | 1,082.51   | 3,000.00      | (332.51)   |
| 4043 Painting                  | 0.00          | 83.34     | (83.34)    | 0.00         | 750.00     | (750.00)   | 1,000.00      | 1,000.00   |
| 4044 Gutter Repair/Maintenance | 0.00          | 291.67    | (291.67)   | 3,350.00     | 2,625.01   | 724.99     | 3,500.00      | 150.00     |
| 4045 Building Maint            | 0.00          | 83.34     | (83.34)    | 1,324.07     | 750.00     | 574.07     | 1,000.00      | (324.07)   |
| 4046 Roof Repair               | 0.00          | 125.00    | (125.00)   | 1,830.04     | 1,125.00   | 705.04     | 1,500.00      | (330.04)   |
| 4047 Landscape & Misc Grounds  | 1,084.38      | 1,500.00  | (415.62)   | 26,449.04    | 13,500.00  | 12,949.04  | 18,000.00     | (8,449.04) |
| 4048 Grounds Contract          | 2,209.94      | 2,500.00  | (290.06)   | 19,889.46    | 22,500.00  | (2,610.54) | 30,000.00     | 10,110.54  |
| 4049 Irrigation Repair         | 2,024.48      | 416.67    | 1,607.81   | 4,930.02     | 3,750.01   | 1,180.01   | 5,000.00      | 69.98      |
| 4051 Asphalt Repair            | 0.00          | 41.67     | (41.67)    | 0.00         | 375.01     | (375.01)   | 500.00        | 500.00     |
| 4052 Concrete Repair           | 0.00          | 1,500.00  | (1,500.00) | 16,435.00    | 13,500.00  | 2,935.00   | 18,000.00     | 1,565.00   |
| 4053 Pond Maint                | 722.26        | 500.00    | 222.26     | 5,050.15     | 4,500.00   | 550.15     | 6,000.00      | 949.85     |
| 4055 Snow Removal              | 0.00          | 750.00    | (750.00)   | 5,295.14     | 6,750.00   | (1,454.86) | 9,000.00      | 3,704.86   |
| 4056 Trash Removal             | 394.46        | 458.34    | (63.88)    | 3,445.38     | 4,125.00   | (679.62)   | 5,500.00      | 2,054.62   |
| 4059 Contingency               | 0.00          | 216.67    | (216.67)   | 350.00       | 1,950.01   | (1,600.01) | 2,600.00      | 2,250.00   |
| 4061 Signage                   | 0.00          | 0.00      | 0.00       | 123.34       | 0.00       | 123.34     | 0.00          | (123.34)   |
| Total Maintenance              | 6,635.52      | 8,716.70  | (2,081.18) | 91,804.15    | 78,450.04  | 13,354.11  | 104,600.00    | 12,795.85  |
| Reserve Expenditures           |               |           |            |              |            |            |               |            |
| 4102 Workmens Comp.            | 0.00          | 0.00      | 0.00       | 362.00       | 0.00       | 362.00     | 0.00          | (362.00)   |
| 4103 Directors & Officers Insu | 1,164.00      | 0.00      | 1,164.00   | 1,164.00     | 0.00       | 1,164.00   | 0.00          | (1,164.00) |
| 6007 Asphalt Reserve Expend    | 0.00          | 0.00      | 0.00       | 4,599.00     | 0.00       | 4,599.00   | 0.00          | (4,599.00) |
| Total Reserve Expenditures     | 1,164.00      | 0.00      | 1,164.00   | 6,125.00     | 0.00       | 6,125.00   | 0.00          | (6,125.00) |
| Total Expenses                 | 19,564.74     | 14,058.40 | 5,506.34   | 144,574.28   | 126,525.08 | 18,049.20  | 168,700.00    | 24,125.72  |

# Unexpended Budget Report

Wednesday September 30, 2009

**2009 Budget (Continued)**

Woodbridge HOA Cash Accounting Year Starts January 1, 2009

|                                   | Month To Date |           |            | Year To Date |            |            | Annual Budget |                 |
|-----------------------------------|---------------|-----------|------------|--------------|------------|------------|---------------|-----------------|
|                                   | Actual        | Budget    | Variance   | Actual       | Budget     | Variance   | Budget        | Unexpended      |
| TOTAL EXPENSES                    | 19,564.74     | 14,058.40 | 5,506.34   | 144,574.28   | 126,525.08 | 18,049.20  | 168,700.00    | 24,125.72       |
| NET INCOME (LOSS)                 | (1,928.61)    | (0.07)    | (1,928.54) | (8,943.33)   | (0.09)     | (8,943.24) |               |                 |
| <b>UNEXPENDED (OVER EXPENDED)</b> |               |           |            |              |            |            |               | <b>8,943.33</b> |