

Woodbridge Townhome Owners Assoc

Balance Sheet
As of 07/31/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1020	AAB - Operating	25,038.56			25,038.56
1210	PPCU-Savings Reserve		10.49		10.49
1212	PPCU - Reserve MMA		41.71		41.71
1220	AAB - Reserve		197,845.04		197,845.04
1310	Assmts Recv	305.00			305.00
1320	Late Fees Recv	10.00			10.00
1360	Owner Interest Recv	3.11			3.11
	TOTAL ASSETS	25,356.67	197,897.24	.00	223,253.91
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LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2020	Prepaid Owner Assessments	5,378.66			5,378.66
	Subtotal Current Liab.	5,378.66	.00	.00	5,378.66
RESERVES:					
2320	Undesignated Reserves		57,897.24		57,897.24
2325	Siding Reserve		30,000.00		30,000.00
2330	Asphalt Reserve		10,000.00		10,000.00
2335	Waterfall Reserve		5,000.00		5,000.00
2340	Roof Reserve		50,000.00		50,000.00
2345	Painting Reserve		30,000.00		30,000.00
2350	Landscape Reserve		5,000.00		5,000.00
2355	Deck Reserve		10,000.00		10,000.00
	Subtotal Reserves	.00	197,897.24	.00	197,897.24
EQUITY:					
3415	Retained Earnings	3,907.21			3,907.21
	Current Year Net Income/(Loss)	16,070.80	.00	.00	16,070.80
	Subtotal Equity	19,978.01	.00	.00	19,978.01
	TOTAL LIABILITIES & EQUITY	25,356.67	197,897.24	.00	223,253.91

Woodbridge Townhome Owners Assoc

Reserve Statement

As of 07/31/18

	BEGINNING	YTD	YTD	AVAILABLE	
	OF YEAR	ALLOCATION	DISBURSEMENT	BALANCE	
RESERVES:					
2320	Undesignated Reserves	0.00	57,897.24	0.00	57,897.24
2325	Siding Reserve	0.00	30,000.00	0.00	30,000.00
2330	Asphalt Reserve	0.00	10,000.00	0.00	10,000.00
2335	Waterfall Reserve	0.00	5,000.00	0.00	5,000.00
2340	Roof Reserve	0.00	50,000.00	0.00	50,000.00
2345	Painting Reserve	0.00	30,000.00	0.00	30,000.00
2350	Landscape Reserve	0.00	5,000.00	0.00	5,000.00
2355	Deck Reserve	0.00	10,000.00	0.00	10,000.00
	Subtotal Reserves	0.00	197,897.24	0.00	197,897.24
	TOTAL RESERVES	0.00	197,897.24	0.00	197,897.24

Woodbridge Townhome Owners Assoc

Income/Expense Statement
Period: 07/01/18 to 07/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
03510	Assessment Income	18,880.00	18,880.00	.00	132,160.00	132,160.00	.00	226,560.00
03520	Late Fees Income	20.00	.00	20.00	20.00	.00	20.00	.00
03560	Owner Interest Income	3.11	.00	3.11	3.11	.00	3.11	.00
03590	Misc Owner Income	.00	.00	.00	20.00	.00	20.00	.00
04010	Operating Account Interest	3.33	.00	3.33	9.87	.00	9.87	.00
04020	Reserve Account Interest	133.43	.00	133.43	583.17	.00	583.17	.00
04210	Reserve Transfer	(2,169.17)	(2,169.17)	.00	(15,238.77)	(15,184.19)	(54.58)	(26,030.00)
04212	Reserve Interest Transfer	(133.43)	.00	(133.43)	(544.95)	.00	(544.95)	.00
	Total Income	16,737.27	16,710.83	26.44	117,012.43	116,975.81	36.62	200,530.00
EXPENSES								
Administrative Expenses								
04510	Management Fees	1,350.00	1,554.17	204.17	10,266.68	10,879.19	612.51	18,650.00
04520	General Administrative Exp	268.17	33.33	(234.84)	846.88	233.31	(613.57)	400.00
04525	Bank Charges	.00	.00	.00	20.00	.00	(20.00)	.00
04530	Website Expense	.00	41.67	41.67	95.88	291.69	195.81	500.00
04680	Legal Fees	.00	83.33	83.33	312.71	583.31	270.60	1,000.00
1690	Tax Return/Review	.00	.00	.00	900.00	1,000.00	100.00	1,000.00
4715	Community/Social Events	.00	33.33	33.33	.00	233.31	233.31	400.00
	Administrative Expenses	1,618.17	1,745.83	127.66	12,442.15	13,220.81	778.66	21,950.00
Insurance & Taxes								
05260	Insurance - General Liability	2,657.08	3,729.58	1,072.50	15,937.48	26,107.06	10,169.58	44,755.00
05270	Insurance - Workers Comp	.00	.00	.00	(49.00)	.00	49.00	.00
	Insurance & Taxes	2,657.08	3,729.58	1,072.50	15,888.48	26,107.06	10,218.58	44,755.00
Utilities								
05660	Utilities - Electric	260.51	291.67	31.16	1,672.72	2,041.69	368.97	3,500.00
05670	Utilities - Water	8,210.48	8,500.00	289.52	16,648.69	23,710.00	7,061.31	32,000.00
05710	Trash Removal	744.00	791.67	47.67	5,492.77	5,541.69	48.92	9,500.00
	Utilities	9,214.99	9,583.34	368.35	23,814.18	31,293.38	7,479.20	45,000.00
Landscape Expenses								
06360	Community Area Lighting	250.00	416.67	166.67	1,815.99	2,916.69	1,100.70	5,000.00
06410	Asphalt	.00	.00	.00	4,130.00	3,500.00	(630.00)	7,000.00
06420	Snow Removal	.00	.00	.00	2,581.25	5,000.00	2,418.75	12,000.00
06425	Concrete	.00	2,000.00	2,000.00	2,455.00	6,000.00	3,545.00	6,000.00
06430	Waterfall Maintenance	.00	.00	.00	40.14	500.00	459.86	500.00
1440	Landscape Maintenance Contrac	2,676.67	2,575.67	(101.00)	18,736.69	18,029.69	(707.00)	30,908.00

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Income/Expense Statement
 Period: 07/01/18 to 07/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
06480	Landscape Maintenance/Repair	2,316.49	1,166.67	(1,149.82)	12,775.80	8,166.69	(4,609.11)	14,000.00
06490	Flowers	.00	.00	.00	224.17	.00	(224.17)	.00
06530	Sprinkler/Irrigation Repair	2,517.89	1,000.00	(1,517.89)	3,656.88	3,417.00	(239.88)	5,417.00
06580	Contingency Expense	.00	83.33	83.33	161.91	583.31	421.40	1,000.00
07410	Building Maintenance	.00	.00	.00	100.00	.00	(100.00)	.00
07430	General Maintenance	.00	83.33	83.33	383.70	583.31	199.61	1,000.00
07440	Roof Repairs	.00	41.67	41.67	(2,200.00)	291.69	2,491.69	500.00
07450	Gutter Maintenance & Repair	.00	1,000.00	1,000.00	1,975.29	3,000.00	1,024.71	5,000.00
07470	Exterior Painting	50.00	.00	(50.00)	50.00	250.00	200.00	500.00
07480	Deck Maintenance & Repair	300.00	.00	(300.00)	1,910.00	.00	(1,910.00)	.00
	Landscape Expenses	8,111.05	8,367.34	256.29	48,796.82	52,238.38	3,441.56	88,825.00
	Total Operating Expenses	21,601.29	23,426.09	1,824.80	100,941.63	122,859.63	21,918.00	200,530.00
	Current Year Net Income (Loss)	(4,864.02)	(6,715.26)	1,851.24	16,070.80	(5,883.82)	21,954.62	.00