

WOODRIDGE TERRACE

AS OF FEBRUARY 28, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	4,743.94	
1022 RES-WASH MUTUAL CD		80,000.00	
1030 RES-BANK OF CHOICE		57,082.33	
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TOTAL CASH			141,826.27
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ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		4,769.05	
1134 PREPAID INSURANCE		1,397.00	
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TOTAL RECEIVABLES			6,166.05
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TOTAL ASSETS			147,992.32
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LIABILITIES & EQUITY			
CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		7,858.00	
2160 INCOME TAX PAYABLE		74.00	
2170 WORKING CAPITAL REF		7,800.00	
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TOTAL LIABILITIES			15,732.00
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EQUITY			
2940 CURRENT EARNINGS		18,330.59	
2941 CURRENT EARNINGS		(18,330.59)	
2950 RESERVE FUND-PRIOR		(20,858.09)	
2955 RESERVE FUND-CURRENT		3,710.59	
2960 OPERATING FUND-PRIOR		(33,499.33)	
2965 OPERATING FD-CURRENT		14,620.00	
2966 RESERVE FUND		175,080.36	
2967 RETAINED EARNINGS		(6,088.21)	
2968 EQUITY		(705.00)	
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TOTAL EQUITY			132,260.32
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TOT LIABILITY AND EQUITY			147,992.32
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Budget Comparison Report  
AS OF FEBRUARY 28, 2009

PREPARED BY  
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
<b>INCOME</b>						
5110 ASSESSMENTS	\$ 22,960.00	\$ 22,960.00	\$ 0.00	\$ 45,920.00	\$ 45,920.00	\$ 275,520.00
5210 LATE FEE CHARGE	42.00	100.00	58.00	84.00	80.00	504.00
5220 COLLECTION COST REC	0.00	272.85	272.85	0.00	962.05	0.00
5256 CLUB HOUSE INCOME	0.00	0.00	0.00	25.00	0.00	100.00
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>17,718.00</b>	<b>18,048.85</b>	<b>330.85</b>	<b>35,461.00</b>	<b>36,394.05</b>	<b>212,716.00</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	200.00	0.00	200.00	200.00	0.00	600.00
7045 LEGAL COLLECTIONS	0.00	272.85	(272.85)	225.00	272.85	900.00
7055 AUDIT FEES	0.00	0.00	0.00	0.00	0.00	1,700.00
7060 PRINTING & COPYING	0.00	5.00	(5.00)	125.00	10.00	1,000.00
7062 POSTAGE	75.00	18.99	56.01	150.00	30.67	900.00
7090 MISC ADMINISTRATIVE	0.00	25.00	(25.00)	200.00	50.00	450.00
<b>TOTAL ADMINISTRATIVE</b>	<b>1,375.00</b>	<b>1,421.84</b>	<b>(46.84)</b>	<b>3,100.00</b>	<b>2,563.52</b>	<b>18,750.00</b>
7130 INSURANCE	2,200.00	1,897.83	302.17	4,400.00	3,795.66	22,000.00
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>2,200.00</b>	<b>1,897.83</b>	<b>302.17</b>	<b>4,400.00</b>	<b>3,795.66</b>	<b>22,000.00</b>
7230 BLDG & FACILITY RPR	500.00	0.00	500.00	1,000.00	0.00	6,000.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	250.00	0.00	750.00
7260 GUTTER MAINTENANCE	0.00	0.00	0.00	0.00	3,440.00	5,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	0.00	0.00	750.00
7280 PDBG & SEWER MAINT	0.00	0.00	0.00	0.00	90.00	0.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
TOTAL BUILDING MAINT	500.00	0.00	500.00	1,250.00	3,530.00	12,500.00
7322 GAS/ELECTRIC	275.00	297.23	(22.23)	550.00	560.19	5,025.00
7370 WATER/SEWER	0.00	0.00	0.00	5,000.00	366.02	52,500.00
7371 WASTEWATER	0.00	0.00	0.00	0.00	0.00	5,000.00
7380 TRASH REMOVAL	726.00	726.00	0.00	1,452.00	1,452.00	8,712.00
TOTAL UTILITIES	1,001.00	1,023.23	(22.23)	7,002.00	2,378.21	71,237.00
7410 LANDSCAPE MAINT	0.00	50.00	(50.00)	0.00	1,044.00	5,000.00
7415 LANDSCAPE CONTRACT	2,857.00	2,578.00	279.00	5,714.00	5,156.00	34,284.00
7428 FLOWERS	0.00	0.00	0.00	0.00	0.00	350.00
7429 DEEP ROOT WATERING	500.00	0.00	500.00	1,000.00	0.00	1,500.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	0.00	0.00	2,500.00
7440 SPRINKLER SYS MAINT	0.00	0.00	0.00	0.00	0.00	6,000.00
7460 FENCE REPAIRS	0.00	0.00	0.00	0.00	0.00	3,500.00
TOTAL LANDSCAPE MAINT	3,357.00	2,628.00	729.00	6,714.00	6,200.00	53,134.00
7526 PEST CONTROL	0.00	0.00	0.00	0.00	239.00	1,500.00
TOTAL GROUNDS MAINTENANCE	0.00	0.00	0.00	0.00	239.00	1,500.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	0.00	0.00	1,500.00
7630 SNOW REMOVAL	4,000.00	1,254.00	2,746.00	7,500.00	1,254.00	16,500.00
TOTAL SNOW/ROAD MAINT	4,000.00	1,254.00	2,746.00	7,500.00	1,254.00	18,000.00
7810 POOL/SPA CONTRACT	0.00	0.00	0.00	0.00	0.00	4,180.00
7815 POOL SUPPLIES/CHEMIC	0.00	0.00	0.00	0.00	0.00	1,500.00
7820 POOL REPAIRS	0.00	0.00	0.00	0.00	1,645.00	800.00
7831 CLUBHOUSE EXPENSE	50.00	168.66	(118.66)	100.00	168.66	1,250.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
TOTAL REC/FACILITY EXP	\$ 50.00	\$ 168.66	(118.66)	\$ 100.00	\$ 1,813.66	\$ 7,730.00
TOTAL EXPENSES	12,483.00	8,393.56	4,089.44	30,066.00	21,774.05	204,851.00
NET PROFIT/LOSS	5,235.00	9,655.29	4,420.29	5,395.00	14,620.00	7,865.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
RESERVE REVENUE						
9220 PAINTING	2,878.00	2,878.00	0.00	5,756.00	5,756.00	34,536.00
9230 ROOFING	654.00	654.00	0.00	1,308.00	1,308.00	7,848.00
9245 POOL	218.00	218.00	0.00	436.00	436.00	2,616.00
9250 CONCRETE	325.00	325.00	0.00	650.00	650.00	3,900.00
9255 ASPHALT	425.00	425.00	0.00	850.00	850.00	5,100.00
9260 FENCE	784.00	784.00	0.00	1,568.00	1,568.00	9,408.00
9350 INTEREST INCOME	300.00	65.34	(234.66)	600.00	142.59	3,600.00
TOTAL REVENUE	5,584.00	5,349.34	(234.66)	11,168.00	10,710.59	67,008.00
EXPENSE						
9532 LANDSCAPING	0.00	7,000.00	(7,000.00)	0.00	7,000.00	10,000.00
9534 TREE REMOVAL	10,000.00	0.00	10,000.00	10,000.00	0.00	10,000.00
9539 PAINTING	0.00	0.00	0.00	0.00	0.00	55,000.00
9560 FENCE REPAIR	0.00	0.00	0.00	0.00	0.00	25,000.00
TOTAL EXPENSES	10,000.00	7,000.00	3,000.00	10,000.00	7,000.00	100,000.00
EXCESS/LOSS OF RESERVES	(4,416.00)	(1,650.66)	2,765.34	1,168.00	3,710.59	(32,992.00)