

WOODRIDGE TERRACE

AS OF JUNE 30, 2009

		ASSETS	
CASH			
1010 CASH-BANK OF CHOICE	\$	24,129.94	
1022 RES-WASH MUT CD 289		40,852.90	
1023 RES-WASH MUT CD 297		40,852.90	
1030 RES-BANK OF CHOICE		57,428.44	

TOTAL CASH			163,264.18

ACCOUNTS RECEIVABLE			
1110 DUES RECEIVABLE		3,434.75	
1134 PREPAID INSURANCE		1,397.00	

TOTAL RECEIVABLES			4,831.75

TOTAL ASSETS			168,095.93
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LIABILITIES & EQUITY

CURRENT LIABILITIES			
2115 PREPAID ASSESSMENTS		8,500.00	
2160 INCOME TAX PAYABLE		74.00	
2170 WORKING CAPITAL REF		7,800.00	

TOTAL LIABILITIES			16,374.00

EQUITY			
2940 CURRENT EARNINGS		37,792.20	
2941 CURRENT EARNINGS		(37,792.20)	
2950 RESERVE FUND-PRIOR		(20,858.09)	
2955 RESERVE FUND-CURRENT		5,762.50	
2960 OPERATING FUND-PRIOR		(33,499.33)	
2965 OPERATING FD-CURRENT		32,029.70	
2966 RESERVE FUND		175,080.36	
2967 RETAINED EARNINGS		(6,088.21)	
2968 EQUITY		(705.00)	

TOTAL EQUITY			151,721.93

TOT LIABILITY AND EQUITY			168,095.93
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WOODRIDGE TERRACE

Budget Comparison Report
AS OF JUNE 30, 2009

PREPARED BY
WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$ 22,960.00	\$ 22,960.00	\$ 0.00	\$ 137,760.00	\$ 137,760.00	\$ 275,520.00
5210 LATE FEE CHARGE	42.00	60.00	18.00	252.00	280.00	504.00
5220 COLLECTION COST REC	0.00	12.00	12.00	0.00	1,678.75	0.00
5256 CLUB HOUSE INCOME	0.00	50.00	50.00	50.00	125.00	100.00
5450 TRANSFERS TO RESERVE	(5,284.00)	(5,284.00)	0.00	(31,704.00)	(31,704.00)	(63,408.00)
TOTAL INCOME	17,718.00	17,798.00	80.00	106,358.00	108,139.75	212,716.00
EXPENSES						
7030 MANAGEMENT FEES	1,100.00	1,100.00	0.00	6,600.00	6,600.00	13,200.00
7040 LEGAL FEES	0.00	0.00	0.00	400.00	0.00	600.00
7045 LEGAL COLLECTIONS	0.00	12.00	(12.00)	450.00	989.55	900.00
7055 AUDIT FEES	0.00	0.00	0.00	1,700.00	0.00	1,700.00
7060 PRINTING & COPYING	0.00	198.71	(198.71)	375.00	277.21	1,000.00
7062 POSTAGE	75.00	21.54	53.46	450.00	106.57	900.00
7080 NEWSLETTER PRODUCT	0.00	0.00	0.00	0.00	525.24	0.00
7085 ANNUAL MEETING	0.00	0.00	0.00	0.00	22.59	0.00
7090 MISC ADMINISTRATIVE	200.00	25.00	175.00	400.00	150.00	450.00
TOTAL ADMINISTRATIVE	1,375.00	1,357.25	17.75	10,375.00	8,671.16	18,750.00
7130 INSURANCE	0.00	1,815.61	(1,815.61)	8,800.00	12,876.42	22,000.00
TOTAL TAXES & INSURANCE	0.00	1,815.61	(1,815.61)	8,800.00	12,876.42	22,000.00
7230 BLDG & FACILITY RFR	500.00	290.41	209.59	3,000.00	360.41	6,000.00
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	500.00	0.00	750.00
7260 GUTTER MAINTENANCE	0.00	159.75	(159.75)	2,500.00	3,599.75	5,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	250.00	170.00	750.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
	\$	\$	\$	\$	\$	\$
7280 PLBG & SEWER MAINT	0.00	0.00	0.00	0.00	90.00	0.00
TOTAL BUILDING MAINT	500.00	450.16	49.84	6,250.00	4,220.16	12,500.00
7322 GAS/ELECTRIC	600.00	219.85	380.15	2,350.00	1,504.02	5,025.00
7370 WATER/SEWER	0.00	0.00	0.00	21,500.00	8,923.91	52,500.00
7371 WASTEWATER	0.00	0.00	0.00	0.00	195.09	5,000.00
7380 TRASH REMOVAL	726.00	711.00	15.00	4,356.00	4,341.00	8,712.00
TOTAL UTILITIES	1,326.00	930.85	395.15	28,206.00	14,964.02	71,237.00
7410 LANDSCAPE MAINT	500.00	1,761.55	(1,261.55)	2,000.00	3,054.14	5,000.00
7415 LANDSCAPE CONTRACT	2,857.00	2,578.00	279.00	17,142.00	15,468.00	34,284.00
7426 TREE/TURF SPRAYING	0.00	992.00	(992.00)	0.00	992.00	0.00
7428 FLOWERS	0.00	81.18	(81.18)	350.00	347.30	350.00
7429 DEEP ROOT WATERING	0.00	0.00	0.00	1,000.00	0.00	1,500.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	2,500.00	0.00	2,500.00
7440 SPRINKLER SYS MAINT	1,000.00	1,961.09	(961.09)	2,000.00	2,467.34	6,000.00
7460 FENCE REPAIRS	0.00	0.00	0.00	3,500.00	0.00	3,500.00
TOTAL LANDSCAPE MAINT	4,357.00	7,373.82	(3,016.82)	28,492.00	22,328.78	53,134.00
7526 PEST CONTROL	500.00	0.00	500.00	1,000.00	406.00	1,500.00
TOTAL GROUNDS MAINTENANCE	500.00	0.00	500.00	1,000.00	406.00	1,500.00
7615 ASPHALT REPAIRS	0.00	0.00	0.00	1,500.00	593.00	1,500.00
7630 SNOW REMOVAL	0.00	0.00	0.00	11,500.00	7,714.00	16,500.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	13,000.00	8,307.00	18,000.00
7810 POOL/SPA CONTRACT	1,000.00	1,000.00	0.00	1,680.00	1,000.00	4,180.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7815 POOL SUPPLIES/CHEMIC	\$ 500.00	\$ 685.00	(185.00)	\$ 750.00	\$ 685.00	\$ 1,500.00
7820 POOL REPAIRS	0.00	125.00	(125.00)	500.00	1,770.00	800.00
7830 POOL FURNITURE	0.00	0.00	0.00	0.00	30.14	0.00
7831 CLUBHOUSE EXPENSE	200.00	302.21	(102.21)	600.00	851.37	1,250.00
TOTAL REC/FACILITY EXP	1,700.00	2,112.21	(412.21)	3,530.00	4,336.51	7,730.00
TOTAL EXPENSES	9,758.00	14,039.90	(4,281.90)	99,653.00	76,110.05	204,851.00
NET PROFIT/LOSS	7,960.00	3,758.10	(4,201.90)	6,705.00	32,029.70	7,865.00

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RESERVE REVENUE						
9220 PAINTING	2,878.00	2,878.00	0.00	17,268.00	17,268.00	34,536.00
9230 ROOFING	654.00	654.00	0.00	3,924.00	3,924.00	7,848.00
9245 POOL	218.00	218.00	0.00	1,308.00	1,308.00	2,616.00
9250 CONCRETE	325.00	325.00	0.00	1,950.00	1,950.00	3,900.00
9255 ASPHALT	425.00	425.00	0.00	2,550.00	2,550.00	5,100.00
9260 FENCE	784.00	784.00	0.00	4,704.00	4,704.00	9,408.00
9350 INTEREST INCOME	300.00	60.75	(239.25)	1,800.00	2,123.50	3,600.00
TOTAL REVENUE	5,584.00	5,344.75	(239.25)	33,504.00	33,827.50	67,008.00
EXPENSE						
9532 LANDSCAPING	0.00	0.00	0.00	10,000.00	7,000.00	10,000.00
9534 TREE REMOVAL	0.00	0.00	0.00	10,000.00	0.00	10,000.00
9535 POOL	0.00	0.00	0.00	0.00	8,125.00	0.00
9539 PAINTING	0.00	0.00	0.00	55,000.00	0.00	55,000.00
9540 CONCRETE	0.00	2,500.00	(2,500.00)	0.00	2,500.00	0.00
9560 FENCE REPAIR	0.00	10,440.00	(10,440.00)	0.00	10,440.00	25,000.00
TOTAL EXPENSES	0.00	12,940.00	(12,940.00)	75,000.00	28,065.00	100,000.00
EXCESS/LOSS OF RESERVES	5,584.00	(7,595.25)	(13,179.25)	(41,496.00)	5,762.50	(32,992.00)