

WOODRIDGE TERRACE

OCTOBER 31, 2007

	ASSETS	
CASH		
1010 CASH-BANK OF CHOICE	\$ 10,378.12	
1030 RES-BANK OF CHOICE	153,459.78	
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TOTAL CASH		163,837.90
ACCOUNTS RECEIVABLE		
1110 DUES RECEIVABLE	2,745.00	
1134 PREPAID INSURANCE	6,654.00	
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TOTAL RECEIVABLES		9,399.00
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TOTAL CURRENT ASSETS		173,236.90
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TOTAL ASSETS		=====
		173,236.90
		=====

## WOODRIDGE TERRACE

OCTOBER 31, 2007

## LIABILITIES

## ACCOUNTS PAYABLE

2115 PREPAID ASSESSMENTS	7,716.40
2170 WORKING CAPITAL REF	7,800.00

## TOTAL PAYABLES

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15,516.40  
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## EQUITY

2940 CURRENT EARNINGS	(9,806.09)
2941 CURRENT EARNINGS	9,806.09
2950 RESERVE FUND-PRIOR	36,391.77
2955 RESERVE FUND-CURRENT	(42,234.64)
2960 OPERATING FUND-PRIOR	(37,152.33)
2965 OPERATING FD-CURRENT	32,428.55
2966 RESERVE FUND	175,080.36
2967 RETAINED EARNINGS	(6,088.21)
2968 EQUITY	(705.00)

## TOTAL EQUITY

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157,720.50  
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## TOT LIABILITY AND EQUITY

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173,236.90  
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WOODRIDGE TERRACE

Budget Comparison Report  
OCTOBER 31, 2007

PREPARED BY

WESTERN STATES PROPERTY SERVICES, INC.

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
INCOME						
5110 ASSESSMENTS	\$ 22,176.00	\$ 22,176.00	\$ 0.00	\$ 221,760.00	\$ 221,760.00	\$ 266,112.00
5210 LATE FEE CHARGE	0.00	80.00	80.00	0.00	600.00	0.00
5220 COLLECTION COST REC	0.00	33.00	33.00	0.00	566.52	0.00
5245 INTEREST INCOME	22.00	9.80	(12.20)	220.00	229.27	264.00
5255 MISC INCOME	0.00	0.00	0.00	0.00	20.00	0.00
5256 CLUB HOUSE INCOME	0.00	50.00	50.00	0.00	325.00	0.00
5450 TRANSFERS TO RESERVE	(4,500.00)	(4,500.00)	0.00	(45,000.00)	(45,000.00)	(54,000.00)
TOTAL INCOME	17,698.00	17,848.80	150.80	176,980.00	178,500.79	212,376.00

	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
EXPENSES						
7030 MANAGEMENT FEES	1,000.00	1,000.00	0.00	10,000.00	10,000.00	12,000.00
7040 LEGAL FEES	0.00	0.00	0.00	525.00	172.00	525.00
7045 LEGAL COLLECTIONS	0.00	45.00	(45.00)	900.00	692.52	1,350.00
7055 AUDIT FEES	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00
7060 PRINTING & COPYING	85.00	7.40	77.60	850.00	1,321.29	1,020.00
7062 POSTAGE	45.00	32.02	12.98	450.00	243.75	540.00
7075 LICENSE, PERMITS, DUES	0.00	0.00	0.00	0.00	25.00	0.00
7090 MISC ADMINISTRATIVE	0.00	46.00	(46.00)	100.00	516.47	150.00
TOTAL ADMINISTRATIVE	1,130.00	1,130.42	(0.42)	14,325.00	14,471.03	17,085.00
7120 INCOME TAXES	0.00	0.00	0.00	0.00	1,000.00	0.00
7130 INSURANCE	2,400.00	1,687.66	712.34	19,200.00	15,341.72	24,000.00
TOTAL TAXES & INSURANCE	2,400.00	1,687.66	712.34	19,200.00	16,341.72	24,000.00
7230 BLDG & FACILITY RPR	675.00	94.38	580.62	6,750.00	160.82	8,100.00
7240 LIGHTING SUPPLIES	0.00	0.00	0.00	200.00	0.00	200.00

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7250 LIGHT MAINTENANCE	0.00	0.00	0.00	300.00	742.00	300.00
7260 GUTTER MAINTENANCE	2,000.00	45.00	1,955.00	4,000.00	3,345.00	4,000.00
7270 ROOF REPAIRS	0.00	0.00	0.00	500.00	65.00	500.00
7280 PIBC & SEWER MAINT	0.00	0.00	0.00	750.00	0.00	750.00
7290 OTHER BUILDING MAINT	0.00	0.00	0.00	500.00	0.00	500.00
<b>TOTAL BUILDING MAINT</b>	<b>2,675.00</b>	<b>139.38</b>	<b>2,535.62</b>	<b>13,000.00</b>	<b>4,312.82</b>	<b>14,350.00</b>
7320 GAS	0.00	0.00	0.00	0.00	170.02	0.00
7322 GAS/ELECTRIC	300.00	564.76	(264.76)	3,850.00	3,696.57	4,350.00
7370 WATER/SEWER	0.00	0.00	0.00	43,800.00	34,587.55	48,300.00
7371 WASTEWATER	0.00	0.00	0.00	3,200.00	0.00	3,200.00
7380 TRASH REMOVAL	672.00	0.00	672.00	7,434.00	6,800.64	8,778.00
<b>TOTAL UTILITIES</b>	<b>972.00</b>	<b>564.76</b>	<b>407.24</b>	<b>58,284.00</b>	<b>45,254.78</b>	<b>64,628.00</b>
7410 LANDSCAPE MAINT	300.00	904.18	(604.18)	3,000.00	2,801.31	3,600.00
7415 LANDSCAPE CONTRACT	2,769.00	2,769.42	(0.42)	27,690.00	24,924.78	33,228.00
7425 TREE PRUNING	0.00	0.00	0.00	6,000.00	1,159.00	6,000.00
7426 TREE/TURF SPRAYING	0.00	0.00	0.00	1,500.00	0.00	1,500.00
7428 FLOWERS	0.00	0.00	0.00	300.00	344.09	300.00
7429 DEEP ROOT WATERING	0.00	0.00	0.00	1,500.00	0.00	3,000.00
7430 TREE/SHRUB INSTALL	0.00	0.00	0.00	4,000.00	4,326.45	4,000.00
7432 LEAF CLEAN UP	0.00	0.00	0.00	0.00	0.00	1,000.00
7440 SPRINKLER SYS MAINT	800.00	271.04	528.96	5,800.00	4,457.86	5,800.00
7460 FENCE REPAIRS	0.00	0.00	0.00	300.00	3,250.00	300.00
<b>TOTAL LANDSCAPE MAINT</b>	<b>3,869.00</b>	<b>3,944.64</b>	<b>(75.64)</b>	<b>50,090.00</b>	<b>41,263.49</b>	<b>58,728.00</b>
7515 CONCRETE REPAIRS	0.00	0.00	0.00	6,000.00	0.00	6,000.00
7526 PEST CONTROL	0.00	0.00	0.00	600.00	2,553.00	600.00
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,600.00</b>	<b>2,553.00</b>	<b>6,600.00</b>

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	BUDGET	ACTUAL	CURR. VARIANCE	YTD BUDGET	YTD ACTUAL	ANNUAL BUDGET
7615 ASPHALT REPAIRS	0.00	0.00	0.00	750.00	0.00	750.00
7630 SNOW REMOVAL	0.00	0.00	0.00	7,000.00	11,258.12	10,000.00
7635 SIGN PURCH & REPAIRS	0.00	0.00	0.00	5,700.00	2,877.15	5,700.00
TOTAL SNOW/ROAD MAINT	0.00	0.00	0.00	13,450.00	14,135.27	16,450.00
7810 POOL/SPA CONTRACT	0.00	500.00	(500.00)	4,180.00	4,180.00	4,180.00
7815 POOL SUPPLIES/CHEMIC	0.00	301.00	(301.00)	1,500.00	1,666.16	1,500.00
7820 POOL REPAIRS	0.00	0.00	0.00	800.00	0.00	800.00
7831 CLUBHOUSE EXPENSE	50.00	100.00	(50.00)	750.00	1,893.97	850.00
TOTAL REC/FACILITY EXP	50.00	901.00	(851.00)	7,230.00	7,740.13	7,330.00
TOTAL EXPENSES	11,096.00	8,367.86	2,728.14	182,179.00	146,072.24	209,171.00
NET PROFIT/LOSS	6,602.00	9,480.94	2,878.94	(5,199.00)	32,428.55	3,205.00

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RESERVE REVENUE						
9220 PAINTING	2,878.00	2,878.00	0.00	28,780.00	28,780.00	34,536.00
9230 ROOFING	654.00	654.00	0.00	6,540.00	6,540.00	7,848.00
9245 POOL	218.00	218.00	0.00	2,180.00	2,180.00	2,616.00
9250 CONCRETE	325.00	325.00	0.00	3,250.00	3,250.00	3,900.00
9255 ASPHALT	425.00	425.00	0.00	4,250.00	4,250.00	5,100.00
9350 INTEREST INCOME	200.00	366.83	166.83	2,000.00	4,514.98	2,400.00
TOTAL REVENUE	4,700.00	4,866.83	166.83	47,000.00	49,514.98	56,400.00
EXPENSE						
9534 TREE REMOVAL	0.00	0.00	0.00	8,500.00	37,953.50	8,500.00
9537 POOL DECKING	0.00	0.00	0.00	33,250.00	34,281.12	33,250.00
9540 CONCRETE	0.00	0.00	0.00	0.00	19,515.00	0.00
TOTAL EXPENSES	0.00	0.00	0.00	41,750.00	91,749.62	41,750.00
EXCESS/LOSS OF RESERVES	4,700.00	4,866.83	166.83	5,250.00	(42,234.64)	14,650.00