



Woodridge Mutual Water & Property Owners Corporation

P.O. Box 8 | Shingletown, CA 96088 | woodridge96088@gmail.com

April 13, 2022

Dear Property Owners:

On behalf of the Board of Directors, we are pleased to provide in this package, preparatory documents for our upcoming Annual General Meeting of the Membership on Saturday, May 14, 2022 at the Black Butte Middle School (7946 Ponderosa Way) at 10:00 a.m.

1. Meeting Agenda
2. Meeting Minutes of the May 1, 2021 Annual General Meeting of the Membership
3. Budget for 2022
4. Profit & Loss Statement by Class – Fiscal Year 2021
5. Balance Sheet – Fiscal Year 2021
6. Bank Balances
7. Telephone Directory
8. Proxy Nomination

We look forward to seeing you all of you on Saturday. As a reminder, should you not be able to attend, please designate and sign the Proxy Nomination form, and return to us by May 9, 2022.

Sincerely,

Neill Murchison

Neill Murchison

President

WOODRIDGE MUTUAL WATER & PROPERTY OWNER'S ASSOCIATION

ANNUAL GENERAL MEETING OF THE MEMBERSHIP AGENDA

Date:	Saturday, May 14, 2022	Time:	10:00 a.m.
Location:	Black Butte Middle School 7946 Ponderosa Way Shingletown, CA 96088		

1. Registration of Members
2. Call Meeting to Order
3. Pledge of Allegiance
4. Opening Remarks
5. Approve Meeting Minutes of the May 1, 2021 Annual General Meeting of the Membership
6. Board of Directors' Report
 - a. President
 - b. Treasury & Accounting
 - c. Design
 - d. Lake
 - e. Secretary
 - f. Water System
 - g. Advocacy
7. Vote to Adopt:
 - a. 2022 Budget & Financial Statements
 - b. Pursue Action Against Delinquent Account

Break & Close of Polls

8. Guest Speaker
9. Open Forum Question & Answer Period
10. Vote Results Related to the Budget
11. New Business and Comments
12. Adjourn Meeting

On May 1, 2021 a General Meeting of the Woodridge Mutual Water and Property Owners Association was held at The Black Butte School Gymnasium, Shingletown, CA.

Officers, Directors, and employees present were, President, Dennis Diestler, Vice President, Dean Davis, Secretary, Martha Wilkerson, Bookkeeper, Bev Davis, Directors, Scott Hanson and Kristyn Koppman, Water Manager, Nick Gorshen and guest Attorney, Todd Endres. There were 31 other persons in attendance and 6 proxies were submitted for a total of 45 lots represented which is enough for a Quorum.

The meeting was called to order at 10:10AM by President, Dennis Diestler who also lead the group in the Pledge of Allegiance. President, Dennis Diestler then had all in attendance introduce themselves.

President, Dennis Diestler then called on each Board member to give their personal statements. President, Dennis Diestler gave his President's Report and reminded the homeowners of The WPOA Board of Directors Mission Statement:

Within the parameters of our bylaws and CC&R's to be as frugal as possible, and at the same time maintain the integrity of lake, water company and subdivision infrastructure. To always strive to maintain the safety, value, comfort and protection for all Woodridge Property Owners. Lastly, to simply make Woodridge a better place to live.

President, Dennis Diestler gave out the SAW Awards - Samaritan Award of Woodridge. The recipients this year were Gary Anthis, Scott Hanson and Kristyn Koppman. All of these fine people have done lots of work for the association and we can't thank them enough. Congratulations to these recipients.

President, Dennis Diestler then had all members review the minutes from the Homeowner Meeting of March 7, 2020. Dean Davis made a Motion to approve the minutes which was seconded by Scott Hanson. The homeowners then approved the minutes of this March 7, 2020 meeting.

President, Dennis Diestler informed the homeowners of the formal adoption of Davis-Stirling Act as it applies to all WPOA Operations.

Bookkeeper, Bev Davis gave the Budget Report and she went over the proposed budgets for the water system and also the property owners. Bev answered any questions from the homeowners.

President, Dennis Diestler went over the Tiered Dues information and there was a lengthy discussion with the homeowners. This Tiered Dues Proposal was then put on hold and an ad hoc committee will be formed to investigate this issue. Homeowners approved.

Lake Committee Chairperson, Dean Davis gave his lake report. He informed the homeowners that Solitude, the company hired to do the eradication was asked to attend our meeting but they were unable to do so. A very lengthy discussion continued regarding the lake issues using chemicals in the lake and get the lake taken care of sooner than later since this issue has gone on way too long. Homeowner stated that a decision needs to be made on the lake is very imperative. Homeowner Kevin Montler stated that he would waive the Davis-Stirling requirement regarding the lake issues so we can vote. Motion to the association was made by Josh Tracy to put Sonar in the lake and to start the process soon. Seconded by Tony Villamore. Homeowners approved.

President, Dennis Diestler called on our Attorney, Todd Endres who spoke on the Davis-Stirling Act and that it is the law and must be followed. A lengthy discussion followed with the homeowners and our attorney.

A question was presented to Lake Chairperson, Dean Davis and it was stated, How do we go ahead with Sonar? Dean responded with all the information and the rules and regulations that must be followed with this application. President, Dennis Diestler recommended that a committee be formed to work on getting the Sonar approved quickly, get permits and get bids and of course, operate all under the Davis-Stirling Act.

It was also suggested that on the WPOA 2021 Budget the wording be changed under the classification of Woodridge Lake Weed Abatement Mechanical to Woodridge Lake Weed Abatement Chemical. So noted.

President, Dennis Diestler informed the homeowners that every homeowner will receive in the mail the new Bylaws and CC&R's for review. Present, Dennis Diestler also mentioned that the Election and Enforcement Procedures have been approved. So noted.

Homeowner presented a question regarding the consulting fees in our budget. President addressed the subject that this item was discussed before and answered appropriately at our March 7, 2020 meeting. Question was asked as to the explanation of Contract Water Operatr Expense and Water Manager, Nick Gorshen answered the homeowner's question.

Fire Exits discussion and view map was given out to the members and explained in full detail. It was stated by a homeowner that this area of Northern California is under heavy fire watch and having these fire exists is a good thing for all of us to know. President, Dennis Diestler mentioned that there are a number of property owners who still have not cleared their property for fire prevention and he recommended that the new Board contact Cal-Fire/CDF and get them to tag these properties that need to be cleaned NOW! Discussion followed regarding the clearing and cleaning of these properties.

Vice President, Dean Davis discussed the Family Emergency Radios we have in effect and to be sure that your radios are charged and in working order at all times. If there are any questions, the homeowner needs to contact their group lead.

Homeowner suggested that the water billings be averaged over 12 months rather than monthly due to Summer increase because of usage. President, Dennis Diestler responded that the meters have to be read quarterly and therefore, billings are done quarterly based upon the meter reading/usage.

President, Dennis Diestler presented to the homeowner association the resignations of the following:

Dennis Diestler
Dean Davis
Martha Wilkerson
Bev Davis

He informed the association that the Board will need to have a Quorum and the two (2) remaining Board members will look at the nominations after the meeting today and appoint new members.

Board member Kristyn Koppman thanked homeowner, Valerie Szody for taking care of the arrangements for the homeowners to use the Black Butte School Gymnasium for our meeting.

Board member, Kristyn Koppman thanked everyone for attending this important meeting and it was adjourned at 1:05PM.

Respectfully submitted,

Martha Wilkerson
Secretary
Woodridge Property Owners Association

WOODRDIGE MUTUAL WATER & PROPERTY OWNERS CORPORATION
Woodridge Property Owners Association - 2022 Budget

		Notes	FY 2021 (BUDGET)	FY 2021 (ACTUAL)	FY 2022 (BUDGET)
Income					
	POA Fee Income	A	\$ 45,070.00	\$ 40,600.00	\$ 34,425.00
	Late Fee Income		-	630.00	350.00
	Total Income		<u>45,070.00</u>	<u>41,230.00</u>	<u>34,775.00</u>
	Gross Profit		\$ 45,070.00	\$ 41,230.00	\$ 34,775.00
Expense					
POA					
	Bank Service Charges				
	Bank Fees		5.00	-	5.00
	Total Bank Service Charges		<u>\$ 5.00</u>	<u>\$ -</u>	<u>\$ 5.00</u>
	Conference & Meeting Expenses				
	Annual Meeting				
	Appreciation Gifts	1	500.00	325.72	250.00
	Cleaning Fee (SVFD)	2	150.00	-	-
	Hall Rental Supplies	2	520.00	-	-
	Total Annual Meeting		<u>1,170.00</u>	<u>325.72</u>	<u>250.00</u>
	Total Conference & Meeting Expenses		<u>\$ 1,170.00</u>	<u>\$ 325.72</u>	<u>\$ 250.00</u>
	Insurance Liability		\$ 3,000.00	\$ 3,038.50	\$ 3,100.00
	Major Repairs & Maintenance				
	Woodridge Lake Security		-	41.82	100.00
	Woodridge Lake Weed Abatement				
	Herbicide DWR Permit	3	-	239.00	3,150.00
	Weed Permit DF&W	4	-	627.75	-
	Enzyme and Dye Packets		3,000.00	-	2,000.00
	Woodridge Lake Herbicide Tests			915.25	1,000.00
	Woodridge Lake Weed Abatement - Other	5	15,000.00	8,745.08	3,000.00
	Total Woodridge Lake Weed Abatement		<u>\$ 18,000.00</u>	<u>\$ 10,568.90</u>	<u>\$ 9,250.00</u>
	Woodridge Lake Dam DSOD Permit		10,900.00	8,392.00	9,920.00
	Woodridge Lake Dam Cleanup		400.00	110.00	200.00
	Total Major Repairs & Maintenance		<u>\$ 29,300.00</u>	<u>\$ 19,112.72</u>	<u>\$ 19,470.00</u>
	Office Expenses				
	Secretary of State		-	45.00	45.00
	Clerical Supplies & Postage		1,000.00	579.24	750.00
	Total Office Expenses		<u>\$ 1,000.00</u>	<u>\$ 624.24</u>	<u>\$ 795.00</u>
	Professional Fees				
	Attorney Fees	6	7,500.00	11,156.99	5,000.00
	Surveyor	7	-	-	3,500.00
	Total Professional Fees		<u>\$ 7,500.00</u>	<u>\$ 11,156.99</u>	<u>\$ 8,500.00</u>
	Property Owners Expense				
	Advocacy Committee		1,000.00	62.19	1,000.00
	Home Owner Emergency Radios	8	200.00	-	-
	Property Owners Picnic		250.00	-	250.00
	Total Property Owners Expense		<u>\$ 1,450.00</u>	<u>\$ 62.19</u>	<u>\$ 1,250.00</u>
	Repairs & Maintenance				
	Tree Removal		2,000.00	110.00	-
	Total Repairs & Maintenance		<u>\$ 2,000.00</u>	<u>\$ 110.00</u>	<u>\$ -</u>
	Web site		150.00	155.88	160.00
	Total POA		\$ 45,575.00	\$ 34,586.24	\$ 33,530.00

WOODRDIGE MUTUAL WATER & PROPERTY OWNERS CORPORATION
Woodridge Property Owners Association - 2022 Budget

Notes	FY 2021 (BUDGET)	FY 2021 (ACTUAL)	FY 2022 (BUDGET)
Total Expense	\$ 45,575.00	\$ 34,586.24	\$ 33,530.00
Net Ordinary Income	\$ (505.00)	\$ 6,643.76	\$ 1,245.00
Other Income/Expense			
Other Income			
Interest income	-	116.15	-
Total Other Income	\$ -	\$ 116.15	\$ -
Net Other Income	\$ -	\$ 116.15	\$ -
Net Income	\$ (505.00)	\$ 6,759.91	\$ 1,245.00

NOTES:

- A) 2021 Budget reflects the assumption that the three tiered assessment proposed in May 2021 was to be approved. The annual POA dues per lot is \$500 totaling \$40,500 until the end of 2nd QTR 2022. For 2021, revenue for fees was \$40,500 + \$630 in late fees/finance charges. **Anticipate to reduce 2022's 3rd and 4th QTR combined of \$250 to \$175, resulting in an annual 2022 total of \$425, a reduction by \$75.00.**
- 1) Appreciation gifts are for property owner volunteers. No Board Member will receive any gifts.
 - 2) The Shingletown Volunteer Fire Department has waived all fees for use of the Van Stellman Hall
 - 3) 2019 Permit of \$ 2,572 was refunded in January 2021. Re-application payment for the permit in 2021 was \$ 2,811.00 (annual), resulting in a net expense of \$239.00
 - 4) Permit expires in 2026
 - 5) Previous budget this line item was labeled Chemical - Herbicide. Renamed due to changes made by Simmons & Associates
 - 6) Attorney Fees: Significant increase due to legal actions. Endres & Elizondo was paid a total of \$14,520 in the year (\$12,170 for CC&R / Bylaws related, and \$2,050 related to the Montler issue). Based on chart of account changes made by Simmons & Associates, attorney fees were also categorized as an accounting expense for the water system.
- Attorney expenses for 2022 Budget will be split between the Water System and POA as the governing documents for the corporation, specifically the By-laws impact both operations.
- New Attorneys (Baydaline & Jacobsen - specializes in POA matters. Lead attorney has 15+ years of experience just in POAs) were engaged in September 2021.
- 7) A land survey is required to determine and finalize the legal description of the sub-division. This will be included in the updated governing documents.
 - 8) The program is contemplated to be retired.

WOODRDIGE MUTUAL WATER & PROPERTY OWNERS CORPORATION
Woodridge Mutual Water System - 2022 Budget

	Notes	FY 2021 (BUDGET)	FY 2021 (ACTUAL)	FY 2022 (BUDGET)
Income				
Water Sales		\$ 50,066.00	\$ 47,054.36	\$ 46,800.00
Water Standby Fee Income			2,527.20	2,500.00
New Water Meter		-	2,400.00	2,400.00
Total Income	A	<u>50,066.00</u>	<u>51,981.56</u>	<u>51,700.00</u>
Gross Profit		\$ 50,066.00	\$ 51,981.56	\$ 51,700.00
Expense				
Water				
Accounting	1	2,500.00	2,000.00	1,500.00
Bank Fees				
Bank Checks			105.09	-
Bank - Safe Deposit Box Rental		75.00	75.00	75.00
Total Bank Fees		<u>\$ 2,575.00</u>	<u>\$ 2,180.09</u>	<u>\$ 1,575.00</u>
County Fees				
County Environ Health Fees		612.90	612.90	650.30
County Air Pollution Permit Fee		20.00	20.00	20.00
Total County Fees		<u>\$ 632.90</u>	<u>\$ 632.90</u>	<u>\$ 670.30</u>
Insurance				
Liability		3,000.00	3,038.50	3,050.00
Workman's Comp	2	1,400.00	1,068.55	1,100.00
Total Insurance		<u>\$ 4,400.00</u>	<u>\$ 4,107.05</u>	<u>\$ 4,150.00</u>
Maintenance - Major Items				
Piping & Valves				
Piping & Valves - Other	3	-	987.06	1,000.00
Total Piping & Valves		<u>-</u>	<u>987.06</u>	<u>1,000.00</u>
Parcel Water Meters		800.00	342.00	600.00
Total Maintenance - Major Items		<u>\$ 800.00</u>	<u>\$ 1,329.06</u>	<u>\$ 1,600.00</u>
Maintenance - Routine				
Lab Tests and Reports		1,800.00	1,390.00	1,500.00
Generator Service & Repair		300.00	-	300.00
Miscellaneous		300.00	212.37	300.00
Maintenance - Routine - Other		-	107.65	110.00
Total Maintenance - Routine		<u>\$ 2,400.00</u>	<u>\$ 1,710.02</u>	<u>\$ 2,210.00</u>
Office Expenses				
Mailing - PO Box Rental		76.00	76.00	84.00
Clerical Supplies & Postage	4	1,000.00	255.51	750.00
Total Office Expenses		<u>\$ 1,076.00</u>	<u>\$ 331.51</u>	<u>\$ 834.00</u>
Professional Fees				
Attorney Fees	5	-	4,366.98	5,000.00
Contract Water Operator	6	1,200.00	1,200.00	1,200.00
Bookkeeper fee	7	4,300.00	1,900.00	-
Annual IncomeTax Preparation		450.00	450.00	450.00
Consulting Fee	7	3,500.00	1,000.00	-
Total Professional Fees		<u>\$ 9,450.00</u>	<u>\$ 8,916.98</u>	<u>\$ 6,650.00</u>
Payroll & Related Expenses				
Payroll Expenses				
Federal Payroll Taxes	8	1,800.00	1,064.40	1,100.00
State EDD & SDI Taxes	8	200.00	140.16	145.00
Total Payroll Expenses		<u>2,000.00</u>	<u>1,204.56</u>	<u>1,245.00</u>
Officers & WM Salaries		3,600.00	3,170.16	3,200.00

WOODRDIGE MUTUAL WATER & PROPERTY OWNERS CORPORATION
Woodridge Mutual Water System - 2022 Budget

	Notes	FY 2021 (BUDGET)	FY 2021 (ACTUAL)	FY 2022 (BUDGET)
Total Payroll & Related Expenses		\$ 3,600.00	\$ 4,374.72	\$ 3,200.00
Utilities				
Electric Utilities		6,500.00	6,292.05	6,500.00
Propane		1,500.00	337.17	1,100.00
Total Utilities		<u>\$ 8,000.00</u>	<u>\$ 6,629.22</u>	<u>\$ 7,600.00</u>
Total Water		<u>\$ 35,433.90</u>	<u>\$ 32,211.55</u>	<u>\$ 29,989.30</u>
Total Expense		<u>\$ 35,433.90</u>	<u>\$ 32,211.55</u>	<u>\$ 29,989.30</u>
Net Ordinary Income		<u>\$ 14,632.10</u>	<u>\$ 19,770.01</u>	<u>\$ 21,710.70</u>
Other Income/Expense				
Other Income				
Interest income		250.00	1.55	85.00
Total Other Income		<u>\$ 250.00</u>	<u>\$ 1.55</u>	<u>\$ 85.00</u>
Other Expense				
Rural Development Loan Interest	9	8,565.79	8,567.12	8,416.28
Rural Development Loan Principal	9	6,706.21	6,704.88	6,855.72
Income Taxes				
Federal Income Taxes	10	32.00	69.00	32.00
State Income Taxes	10	10.00	20.00	10.00
Total Income Taxes		<u>\$ 42.00</u>	<u>\$ 89.00</u>	<u>\$ 42.00</u>
Total Other Expense		<u>\$ 15,314.00</u>	<u>\$ 15,361.00</u>	<u>\$ 15,314.00</u>
Net Other Income		<u>\$ (15,064.00)</u>	<u>\$ (15,359.45)</u>	<u>\$ (15,229.00)</u>
Net Income		<u>\$ (431.90)</u>	<u>\$ 4,410.56</u>	<u>\$ 6,481.70</u>

NOTES:

- A) Interest income derived from Tri-Counties Bank and First Internet Bank interest. There was a significant decrease in the interest rate from First Internet Bank from 1.85% in 2020 to 0.4% in 2021.
- 1) Prior budget was labelled as AB-240. With changes made by Simmons & Associates to the chart of accounts, this expense is now generic to Accounting Services. For background, AB-240 went into force in 2014 and is a legal requirement for all California Mutual Water companies. Corporations Code section 14306, states: The board of a mutual water company that operates a public water system shall contract with a certified public accountant or public accountant to conduct an annual review of the financial records and reports of the mutual water company. The review shall be subject to generally accepted accounting standards.
- 2) As there were no Workmans Compensation claim, a rebate of \$101.00 was credited.
- 3) Projected three meters will be installed.
- 4) Increased Clerical Supplies & Postage as to distribute the updated governing documents. Cost split between Water System and the POA.
- 5) Attorney fees were split due to changes in the chart of accounts based on Simmons & Associates work. As such, moving forward, attorneys will be shared between the POA and Water System as the governing documents, specifically the By-laws include the operations of the the Water System. Refer to breakdown in the POA budget
- 6) This is the fee to the engineering company who oversees/advises on the well and pump machinery.
- 7) Positions are no longer compensated.
- 8) State and Federal payroll taxes for the Water Master.
- 9) 2021 Budget interest and principal was based on 2020. The USDA loan is a 40 year fully amortizing loan - interest payments decrease over the 40 years, with principal payments increasing. The total payment remains fixed. Additionally, the loan principal generally is not included in a Profit & Loss Statement and appears in the Balance Sheet. It has been included here to show that the principal was paid and accounted for.
- 10) Federal and State income taxes have previously been itemized under the POA. This change was made by Simmons & Associates as a Water System expense.

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Accrual Basis

**WOODRIDGE MUTUAL WATER &
Profit & Loss by Class
January through December 2021**

	POA	WATER	TOTAL
Ordinary Income/Expense			
Income			
POA Fee Income	40,600.00	0.00	40,600.00
Water Sales	0.00	47,054.36	47,054.36
Water Standby Fee Income	0.00	2,527.20	2,527.20
New Water Meter	0.00	2,400.00	2,400.00
Late Fee Income	630.00	0.00	630.00
Total Income	41,230.00	51,981.56	93,211.56
Gross Profit	41,230.00	51,981.56	93,211.56
Expense			
POA			
Bank Service Charges			
Bank Fees	0.00	0.00	0.00
Total Bank Service Charges	0.00	0.00	0.00
Conference & Meeting Expenses			
Annual Meeting			
Appreciation Gifts	325.72	0.00	325.72
Total Annual Meeting	325.72	0.00	325.72
Total Conference & Meeting Expenses	325.72	0.00	325.72
Insurance Liability	3,038.50	0.00	3,038.50
Major Repairs & Maintenance			
Woodridge Lake Security	41.82	0.00	41.82
Woodridge Lake Weed Abatement			
Herbicide DWR Permit	239.00	0.00	239.00
Weed Permit DF&W	627.75	0.00	627.75
Woodridge Lake Herbicide Tests	915.25	0.00	915.25
Woodridge Lake Weed Abatement - Other	8,745.08	0.00	8,745.08
Total Woodridge Lake Weed Abatement	10,527.08	0.00	10,527.08
Woodridge Lake Dam DSOD Permit	8,392.00	0.00	8,392.00
Woodridge Lake Dam Cleanup	110.00	0.00	110.00
Total Major Repairs & Maintenance	19,070.90	0.00	19,070.90
Office Expenses			
Secretary of State	45.00	0.00	45.00
Clerical Supplies & Postage	579.24	0.00	579.24
Total Office Expenses	624.24	0.00	624.24

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04/13/22

Accrual Basis

**WOODRIDGE MUTUAL WATER &
Profit & Loss by Class
January through December 2021**

	POA	WATER	TOTAL
Professional Fees			
Attorney Fees	11,156.99	0.00	11,156.99
Total Professional Fees	11,156.99	0.00	11,156.99
Property Owners Expense			
Advocacy Committee	62.19	0.00	62.19
Total Property Owners Expense	62.19	0.00	62.19
Repairs & Maintenance			
Tree Removal	110.00	0.00	110.00
Total Repairs & Maintenance	110.00	0.00	110.00
Web site	155.88	0.00	155.88
Total POA	34,544.42	0.00	34,544.42
Water			
Accounting	0.00	2,000.00	2,000.00
Bank Fees			
Bank Checks	0.00	105.09	105.09
Bank - Safe Deposit Box Rental	0.00	75.00	75.00
Total Bank Fees	0.00	180.09	180.09
County Fees			
County Environ Health Fees	0.00	612.90	612.90
County Air Pollution Permit Fee	0.00	20.00	20.00
Total County Fees	0.00	632.90	632.90
Insurance			
Liability	0.00	3,038.50	3,038.50
Workman's Comp	0.00	1,068.55	1,068.55
Total Insurance	0.00	4,107.05	4,107.05
Maintenance - Major Items			
Piping & Valves	0.00	987.06	987.06
Parcel Water Meters	0.00	342.00	342.00
Total Maintenance - Major Items	0.00	1,329.06	1,329.06

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04/13/22

Accrual Basis

**WOODRIDGE MUTUAL WATER &
Profit & Loss by Class
January through December 2021**

	POA	WATER	TOTAL
Maintenance - Routine			
Lab Tests and Reports	0.00	1,390.00	1,390.00
Miscellaneous	0.00	212.37	212.37
Maintenance - Routine - Other	0.00	107.65	107.65
Total Maintenance - Routine	0.00	1,710.02	1,710.02
Office Expenses			
Mailing - PO Box Rental	0.00	76.00	76.00
Clerical Supplies & Postage	0.00	255.51	255.51
Total Office Expenses	0.00	331.51	331.51
Professional Fees			
Attorney Fees	0.00	4,366.98	4,366.98
Contract Water Operator	0.00	1,200.00	1,200.00
Bookkeeper fee	0.00	1,900.00	1,900.00
Annual IncomeTax Preparation	0.00	450.00	450.00
Consulting Fee	0.00	1,000.00	1,000.00
Total Professional Fees	0.00	8,916.98	8,916.98
Payroll & Related Expenses			
Payroll Expenses			
Federal Payroll Taxes	0.00	1,064.40	1,064.40
State EDD & SDI Taxes	0.00	140.16	140.16
Total Payroll Expenses	0.00	1,204.56	1,204.56
Officers & WM Salaries	0.00	3,170.16	3,170.16
Total Payroll & Related Expenses	0.00	4,374.72	4,374.72
Utilities			
Electric Utilities	0.00	6,292.05	6,292.05
Propane	0.00	337.17	337.17
Total Utilities	0.00	6,629.22	6,629.22
Total Water	0.00	30,211.55	30,211.55
Total Expense	34,544.42	30,211.55	64,755.97
Net Ordinary Income	6,685.58	21,770.01	28,455.59
Other Income/Expense			
Other Income			
Interest income	116.15	1.55	117.70
Total Other Income	116.15	1.55	117.70

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04/13/22

Accrual Basis

**WOODRIDGE MUTUAL WATER &
Profit & Loss by Class
January through December 2021**

	<u>POA</u>	<u>WATER</u>	<u>TOTAL</u>
Other Expense			
Rural Development Loan Interest	0.00	8,567.12	8,567.12
Income Taxes			
Federal Income Taxes	0.00	69.00	69.00
State Income Taxes	0.00	20.00	20.00
Total Income Taxes	<u>0.00</u>	<u>89.00</u>	<u>89.00</u>
Total Other Expense	<u>0.00</u>	<u>8,656.12</u>	<u>8,656.12</u>
Net Other Income	<u>116.15</u>	<u>-8,654.57</u>	<u>-8,538.42</u>
Net Income	<u>6,801.73</u>	<u>13,115.44</u>	<u>19,917.17</u>

Note by Treasury & Accounting:
Rural Development Loan Interest is noted above in the P&L.
The principal loan amount is accounted in the Balance Sheet, which is provided.

**WOODRIDGE MUTUAL WATER &
Balance Sheet
As of December 31, 2021**

	Dec 31, 21
ASSETS	
Current Assets	
Checking/Savings	
TCB Chkg - Operating Account	46,946.29
TCB Svg - Bond Reserve Account	15,767.53
Internet Svg- General Reserves	
First internet Bank of Indiana	16,077.97
Internet Svg- General Reserves - Other	1,428.94
Total Internet Svg- General Reserves	17,506.91
Total Checking/Savings	80,220.73
Accounts Receivable	
Accounts Receivable	22,627.93
Total Accounts Receivable	22,627.93
Total Current Assets	102,848.66
TOTAL ASSETS	102,848.66
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Rural Development Loan	
Principal Payment	-27,585.54
Rural Development Loan - Other	400,000.00
Total Rural Development Loan	372,414.46
Total Long Term Liabilities	372,414.46
Total Liabilities	372,414.46
Equity	
Opening Balance Equity	25,503.64
Retained Earnings	-314,986.61
Net Income	19,917.17
Total Equity	-269,565.80
TOTAL LIABILITIES & EQUITY	102,848.66

Banking Related
Fiscal Year 2021

Tri Counties Bank:

Checking Account

Opening Balance (01/01/2021)	\$ 32,526.63
Ending Balance (12/31/2021)	\$ 47,266.15

Savings Account

Opening Balance (01/01/2021)	\$ 15,765.98
Ending Balance (12/31/2021)	\$ 15,767.53

First Internet Bank

Checking Account

Opening Balance (01/01/2021)	\$ 17,512.86
Ending Balance (12/31/2021)	\$ 17,448.90

USDA Rural Development Loan

Total Loan	\$ 400,000.00
Annual Payments	\$ 15,272.00

	Principal	Interest
2022 (June – estimate)	6,855.72	8,416.28
2021	6,704.88	8,567.12

PROXY NOMINATION

I/We _____
(Your Name(s) – Print Clearly)

of _____
(Your Address)

Select _____
(Proxy's Name – A member in good standing)

as my Proxy to attend, speak and vote in respect of my/our voting entitlement on my/our behalf at the Annual General Meeting of the Membership to be held on Saturday, May 14, 2022, at 10:00 a.m. (PDT) and at any adjournment thereof.

Please indicate the number of lots in relation to which the named person is authorized to act as your proxy.

(One Lot equals One Vote)

If you want your proxy to vote in a certain way on the Agenda Item specified, please place an 'X' in the relevant boxes. If you select 'Discretionary' or fail to select any of the given options, your proxy can vote as he/she chooses or can decide not to vote at all. The proxy can also do this on any other item that is put to the meeting (including amendments to items).

The 'Vote Withheld' option below is provided to enable you to abstain on any particular Item. However it should be noted that a 'Vote Withheld' is not a vote in law and will not be counted in the calculation of the proportion of the votes 'For' and 'Against' an Item.

No.	Description	For	Against	Vote Withheld	Discretionary
1	To receive and adopt the Budget for FY 2022, and the financial statements for the financial year ending December 31, 2021.				
2	To pursue action against a lot owner has significant delinquent payments since 2017 through a Lien against the Lot and/or engage a Collection Agency.				

Your Signature: _____ Date: _____

Please flip over >>>>

Your Participation in this Meeting is Always Very Welcome and Important

PROXY NOMINATION

You may choose any member in good standing that will be attending the meeting to be your proxy. Optional proxies you may choose are the current Officers listed below:

President	Neill Murchison	Vice President	Jenny Cooper
Vice President	Sherri Dodson	Treasurer	Allison Elliott
Secretary	Heather Stokes		

Proxies need to be returned by May 9, 2022 so the Board is able to estimate the number of attendees for a quorum for the meeting. Please mail to:

**Woodridge Mutual Water & Property Owners Corporation
PO Box 8
Shingletown, CA 96088**

or by email to: woodridge96088@gmail.com

Your Participation in this Meeting is Always Very Welcome and Important