

WOODLAND VALLEY RANCH PROPERTY OWNERS ASSOCIATION

2019 Budget / Income & Expense Analysis

As of February 28, 2019	Calendar Year 2019		Year to Date
	Budgeted		Actual Income
INCOME			
Owners Association Dues	\$	175,000.00	\$ 117,790.06
Late Fees	\$	5,000.00	\$ 988.00
Bank Account Interest	\$	100.00	\$ 40.93
TOTAL INCOME	\$	180,100.00	\$ 118,818.99
ADMINISTRATIVE EXPENSES			
TRT Management Fees	\$	5,700.00	\$ 600.00
ACC Report		\$ 10.00	
Postage & Shipping	\$	1,250.00	\$ 393.32
Printing and Copies	\$	2,500.00	\$ 346.25
Office Supplies	\$	600.00	\$ 238.43
Delinquent Letters	\$	200.00	
Office Expense (Statements)	\$	1,100.00	\$ 811.00
Bank Charges	\$	120.00	\$ 10.00
Board Meeting Expenses	\$	500.00	
Board Meeting Travel Mileage	\$	1,500.00	\$ 83.35
WVR Road Inspections	\$	1,000.00	
Web-Site Maintenance	\$	100.00	\$ 9.98
Accounting Fees	\$	300.00	
Legal Fees	\$	2,500.00	\$ 131.00
Misc Administrative Fees	\$	250.00	
SUBTOTAL	\$	17,620.00	\$ 2,623.33
WVR ROAD EXPENSES			
Annual Grading Contract	\$	55,000.00	
General Repairs	\$	10,000.00	
Culvert Installation/Repairs	\$	15,000.00	
Gate/Cattle Guard Maintenance	\$	2,500.00	
Emergency/Washout Repairs	\$	20,000.00	\$ 29,960.00
Long-Term Improvements	\$	25,000.00	
SUBTOTAL	\$	127,500.00	\$ 29,960.00
GENERAL EXPENDITURES			
WVR Well Maintenance	\$	1,000.00	
WVR Road & Entrance Signs	\$	8,500.00	
Miscellaneous	\$	1,200.00	
SUBTOTAL	\$	10,700.00	\$ -

TAXES & INSURANCE

State Taxes	\$	50.00		
Property & Liability Insurance	\$	850.00		
SUBTOTAL	\$	900.00	\$	-
		Budgeted		Expenses to Date
TOTAL BUDGET / EXPENSES	\$	156,720.00	\$	32,583.33
NET INCOME TO DATE			\$	86,235.66

Current

CASH FLOW ACCOUNTS

Primary Checking Account	\$	200,870.75
Emergency Reserve Account	\$	40,183.91
TOTAL / Primary & Reserve	\$	241,054.66

BALANCE SUMMARY

Assets (Cash Flow Available)	\$	227,706.64
Prepaid Assessments	\$	13,348.02
TOTAL OPERATING FUNDS	\$	241,054.66

RESERVE FUNDS

Beginning January 1, 2019	\$	40,157.36
Ending February 28, 2019	\$	40,183.91

Delinquent Dues >90 Days Balance **\$** **76,346.98**