

WOODLAND VALLEY RANCH PROPERTY OWNERS ASSOCIATION

Proposed Budget / Income & Expense Analysis

As of (September 30, 2018)	Calendar Year 2018		Year to Date
	Budgeted		Actual Income
INCOME			
Owners Association Dues	\$	175,000.00	\$ 171,213.66
Late Fees	\$	5,000.00	\$ 4,444.00
Bank Account Interest	\$	100.00	\$ 128.07
TOTAL INCOME	\$	180,100.00	\$ 175,785.73
ADMINISTRATIVE EXPENSES			
TRT Management Fees	\$	4,200.00	\$ 3,450.00
ACC Report	\$	-	\$ 10.00
Postage & Shipping	\$	1,250.00	\$ 1,160.01
Printing and Copies	\$	2,500.00	\$ 2,395.50
Office Supplies	\$	600.00	\$ 390.10
Delinquent Letters	\$	-	\$ 196.00
Office Expense (Statements)	\$	1,100.00	\$ 939.00
Bank Charges	\$	120.00	\$ 20.00
Board Meeting Expenses	\$	500.00	\$ 293.67
Board Meeting Travel Mileage	\$	3,000.00	\$ 1,476.25
WVR Road Inspections	\$	200.00	\$ 932.01
Web-Site Maintenance	\$	150.00	\$ 53.76
Accounting Fees	\$	300.00	\$ 300.00
Legal Fees	\$	10,000.00	\$ 9,777.50
Misc Administrative Fees	\$	100.00	\$ 194.02
SUBTOTAL	\$	24,020.00	\$ 21,587.82
WVR ROAD EXPENSES			
Annual Grading Contract	\$	48,000.00	\$ 9,500.00
General Repairs	\$	10,000.00	\$ 4,823.87
Culvert Installation/Repairs	\$	13,500.00	\$ 5,925.00
Gate/Cattle Guard Maintenance	\$	2,500.00	\$
Emergency/Washout Repairs	\$	10,000.00	\$ 19,315.00
Long-Term Improvements	\$	25,000.00	\$ 6,000.00
SUBTOTAL	\$	109,000.00	\$ 45,563.87
GENERAL EXPENDITURES			
WVR Well Maintenance	\$	1,000.00	\$ 571.01
WVR Road & Entrance Signs	\$	8,500.00	\$ 3,004.10
Miscellaneous	\$	1,200.00	\$ 94.09
SUBTOTAL	\$	10,700.00	\$ 3,669.20
TAXES & INSURANCE			
State Taxes	\$	50.00	\$ 50.00
Property & Liability Insurance	\$	850.00	\$ 850.00

	SUBTOTAL	\$ 900.00	\$ 900.00
		Budgeted	Expenses to Date
	TOTAL BUDGET / EXPENSES	\$ 144,620.00	\$ 71,720.89
	NET INCOME TO DATE		\$ 104,064.84
		Current	
CASH FLOW ACCOUNTS			
	Primary Checking Account	184,842.14	
	Emergency Reserve Account	40,115.96	
	TOTAL / Primary & Reserve	224,958.10	
BALANCE SUMMARY			
	Assets (Cash Flow Available)	210,480.04	
	Prepaid Assessments	14,478.06	
	TOTAL OPERATING FUNDS	224,958.10	
RESERVE FUNDS			
	Beginning January 1, 2018	25,025.03	
	Ending Sept. 30, 2018	40,115.96	
	Delinquent Dues Balance	(\$91,500.98)	

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