

**WOOD RANCH OWNERS ASSOCIATION  
ANNUAL 2017 BUDGET**

	2016 Budget	2017 Budget	2017 Per Unit Per Quarter
Assessments <span style="float: right;">431 UNITS</span>	\$405,140	\$422,380	\$245.00
Late Charges/Interest	0	0	0.00
Collection Costs	0	0	0.00
Returned Check Charges	0	0	0.00
Key Income	0	0	0.00
Clubhouse Income	2,500	2,500	1.45
Interest Income -Operating	0	0	0.00
Interest Income-Reserves	0	0	0.00
<b>TOTAL INCOME</b>	<b>407,640</b>	<b>424,880</b>	<b>\$246.45</b>
<b>RESERVES</b>			
Reserve Transfers/Mor <span style="float: right;">\$5,338</span>	44,429	64,050	37.15
<b>TOTAL RESERVE DEPOSITS</b>	<b>44,429</b>	<b>64,050</b>	<b>\$37.15</b>
A/R Postage	793	810	0.47
Outside Services	5,500	5,500	3.19
Legal General	3,000	4,000	2.32
Office Expense	8,000	10,000	5.80
Management & Accounting	46,725	47,660	27.64
Reserve Study	1,300	1,300	0.75
Tax Preparation & Review	3,200	3,200	1.86
<b>TOTAL ADMINISTRATIVE</b>	<b>68,518</b>	<b>72,470</b>	<b>\$42.04</b>
Gas & Electric	23,000	23,000	13.34
Water	24,002	24,002	13.92
<b>TOTAL UTILITIES</b>	<b>47,002</b>	<b>47,002</b>	<b>\$27.26</b>
Bank Fees/Lockbox Service	1,700	1,860	1.08
Clubhouse Wi-Fi	960	960	0.56
Custodial	8,000	8,000	4.64
Disposal	2,100	2,526	1.47
Landscape Contract	117,126	117,126	67.94
Landscape Upgrades/Extras	9,300	9,300	5.39
Fire Break SRVFD	5,000	5,000	2.90
Tree Trimming	13,225	13,225	7.67
Geological Issues	2,500	2,500	1.45
Pool & Spa Contract/Extras	13,500	13,500	7.83
Holiday Lights	12,000	12,000	6.96
Community Events	2,000	2,000	1.16
Pest Control	6,500	6,500	3.77
Tennis Court	550	550	0.32
Security Services	16,000	16,000	9.28
Miscellaneous Expenses	2,000	2,000	1.16
<b>TOTAL CONTRACT SERVICES</b>	<b>212,461</b>	<b>213,047</b>	<b>\$123.58</b>
Minor Repairs	12,000	15,000	8.70
<b>TOTAL REPAIR &amp; MAINT</b>	<b>12,000</b>	<b>15,000</b>	<b>\$8.70</b>
Insurance Package	9,700	9,700	5.63
<b>TOTAL INSURANCE</b>	<b>9,700</b>	<b>9,700</b>	<b>\$5.63</b>
Franchise Tax Board	700	700	0.41
Federal Corporate Tax	600	600	0.35
Pool License	925	995	0.58
<b>TOTAL FIXED EXPENSES</b>	<b>2,225</b>	<b>2,295</b>	<b>\$1.33</b>
Contingency	11,305	1,317	0.76
<b>Total Budget</b>	<b>\$407,640</b>	<b>\$424,880</b>	<b>\$246.45</b>