

**WOOD RANCH OWNERS ASSOCIATION
ANNUAL 2018 BUDGET**

	2017 Budget	2018 Budget	2018 Per Unit Per Quarter
Assessments 431 UNITS	\$422,380	\$448,240	\$260.00
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
TOTAL INCOME	424,880	450,740	\$261.45
RESERVES			
Reserve Transfers/Mont \$6,578	64,050	78,939	45.79
TOTAL RESERVE DEPOSITS	64,050	78,939	\$45.79
A/R Postage	810	810	0.47
Outside Services	5,500	5,500	3.19
Legal General	4,000	4,000	2.32
Office Expense	10,000	10,000	5.80
Management & Accounting	47,660	48,613	28.20
Reserve Study	1,300	1,600	0.93
Tax Preparation & Review	3,200	3,200	1.86
TOTAL ADMINISTRATIVE	72,470	73,723	\$42.76
Gas & Electric	23,000	23,000	13.34
Water	24,002	27,602	16.01
TOTAL UTILITIES	47,002	50,602	\$29.35
Bank Fees/Lockbox Service	1,860	1,860	1.08
Clubhouse Wi-Fi	960	960	0.56
Custodial	8,000	8,000	4.64
Disposal	2,526	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	5,500	3.19
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	14,000	8.12
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
TOTAL CONTRACT SERVICES	213,047	215,547	\$125.03
Minor Repairs	15,000	15,000	8.70
TOTAL REPAIR & MAINT	15,000	15,000	\$8.70
Insurance Package	9,700	9,700	5.63
TOTAL INSURANCE	9,700	9,700	\$5.63
Franchise Tax Board	700	700	0.41
Federal Corporate Tax	600	600	0.35
Pool License	995	995	0.58
TOTAL FIXED EXPENSES	2,295	2,295	\$1.33
Contingency	1,317	4,934	2.86
Total Budget	\$424,880	\$450,740	\$261.45