

**WOOD RANCH OWNERS ASSOCIATION
ANNUAL 2024 BUDGET**

	2023 Budget	2024 Budget	2024 Per Unit Per Quarter
Assessments 431 UNITS	\$620,640	\$741,320	\$430.00
Late Charges/Interest	0	0	0.00
Collection Costs	0	0	0.00
Returned Check Charges	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	623,140	743,820	\$431.45
RESERVES			
Reserve Transfers/Monthly \$19,529	136,558	234,353	135.94
TOTAL RESERVE DEPOSITS	136,558	234,353	\$135.94
A/R Postage	862	1,086	0.63
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	56,356	59,174	34.32
Reserve Study	1,800	1,800	1.04
Tax Preparation & Review	3,500	3,500	2.03
TOTAL ADMINISTRATIVE	82,018	85,060	\$49.34
Gas & Electric	30,000	32,000	18.56
Water	50,000	50,000	29.00
TOTAL UTILITIES	80,000	82,000	\$47.56
Bank Fees/Lockbox Service	1,860	1,860	1.08
Clubhouse Wi-Fi	1,451	1,272	0.74
Custodial	10,000	9,210	5.34
Disposal	4,192	4,527	2.63
Landscape Contract	137,005	141,111	81.85
Landscape Upgrades/Extras	9,300	11,000	6.38
Fire Break SRVFD	6,000	8,500	4.93
Tree Trimming	14,000	14,000	8.12
Geological Issues	2,500	5,000	2.90
Pool/Spa Contract & Extras	14,100	14,424	8.37
Holiday Lights	13,000	14,000	8.12
Community Events	2,500	2,500	1.45
Pest Control	6,396	6,562	3.81
Tennis Court	1,000	3,000	1.74
Flock Camera(3)	0	7,725	4.48
Security Services	4,400	11,607	6.73
Miscellaneous Expenses	2,000	2,000	1.16
TOTAL CONTRACT SERVICES	229,705	258,298	\$149.83
Minor Repairs	24,000	35,000	20.30
TOTAL REPAIR & MAINT	24,000	35,000	\$20.30
Insurance Package (Renews 3/23)	11,859	12,952	7.51
TOTAL INSURANCE	11,859	12,952	\$7.51
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	56,705	33,862	19.64
Total Budget	\$623,140	\$743,820	\$431.45

\$ 11,379.83

Year	Quarterly Assessment	Monthly	Reserve Funding %	
1999	\$162	\$54.00		
2000	\$162	\$54.00		
2001	\$162	\$54.00		
2002	\$180	\$60.00		
2003	\$180	\$60.00		
2004	\$180	\$60.00		
2005	\$205	\$68.33	109%	
2006	\$205	\$68.33		
2007	\$215	\$71.67	122%	
2008	\$215	\$71.67	103%	
2009	\$225	\$75.00	79%	↓Adj tennis cts projected costs
2010	\$225	\$75.00	80%	
2011	\$225	\$75.00	70%	↓Adj restroom refurbish
2012	\$235	\$78.33	59%	↓Adj tennis cts work completed
2013	\$235	\$78.33	76%	
2014	\$235	\$78.33	90%	
2015	\$235	\$78.33	98%	
2016	\$235	\$78.33	89%	↓Adj pool furniture replacement \$\$
2017	\$245	\$81.67	61%	add full replace: wrought iron/split rail fence; tile roof, wood trellis
2018	\$260	\$86.67	55%	90k Earth Movement
2019	\$260	\$86.67	64%	
2020	\$280	\$93.33	59%	Mulch/Planting project 30k Sidewalk Repairs 45k
2021	\$280	\$93.33	50%	
2022	\$300	\$100.00	42%	
2023	\$360	\$120.00	41%	Actual
2024	\$430	\$143.33		119% 1.2 \$432.0