

**WOOD RANCH OWNERS ASSOCIATION  
ANNUAL 2025 BUDGET**

	2024 Budget	2025 Budget	2025 Per Unit Per Quarter
Assessments 431 UNITS	\$741,320	\$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	2,250	1.31
Interest Income -Operating	0	0	0.00
Interest Income-Reserves	0	0	0.00
<b>TOTAL INCOME</b>	<b>743,820</b>	<b>743,570</b>	<b>\$431.31</b>
<b>RESERVES</b>			
Reserve Transfers/Montl \$19,920	234,353	239,040	138.65
<b>TOTAL RESERVE DEPOSITS</b>	<b>234,353</b>	<b>239,040</b>	<b>\$138.65</b>
A/R Postage	1,086	1,172	0.68
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	58,174	61,083	35.43
Reserve Study	1,800	1,800	1.04
Tax Preparation & Review	3,500	4,500	2.61
<b>TOTAL ADMINISTRATIVE</b>	<b>84,060</b>	<b>88,055</b>	<b>\$51.08</b>
Gas & Electric	32,000	40,801	23.67
Water	50,000	45,000	26.10
<b>TOTAL UTILITIES</b>	<b>82,000</b>	<b>85,801</b>	<b>\$49.77</b>
Bank Fees/Lockbox Service	1,860	1,860	1.08
Clubhouse Wi-Fi	1,272	1,272	0.74
Custodial	9,210	8,865	5.14
Disposal	4,527	4,099	2.38
Landscape Contract	141,111	146,824	85.16
Landscape Upgrades/Extras	11,000	12,500	7.25
Fire Break SRVFD	8,500	8,500	4.93
Tree Trimming	14,000	22,000	12.76
Geological Issues	5,000	5,000	2.90
Pool/Spa Contract & Extras	14,424	14,765	8.56
Holiday Lights	14,000	14,500	8.41
Community Events	2,500	2,500	1.45
Pest Control	6,562	6,874	3.99
Tennis Court	3,000	3,000	1.74
Flock Camera(3)	7,725	7,200	4.18
Security Services	11,607	11,500	6.67
Miscellaneous Expenses	2,000	2,000	1.16
<b>TOTAL CONTRACT SERVICES</b>	<b>258,298</b>	<b>273,259</b>	<b>\$158.50</b>
Minor Repairs	35,000	35,000	20.30
<b>TOTAL REPAIR &amp; MAINT</b>	<b>35,000</b>	<b>35,000</b>	<b>\$20.30</b>
Insurance Package (Renews 3/23/xxxx)	12,952	15,522	9.00
<b>TOTAL INSURANCE</b>	<b>12,952</b>	<b>15,522</b>	<b>\$9.00</b>
Franchise Tax Board	700	700	0.41
Federal Corporate Tax	600	600	0.35
Pool License	995	995	0.58
<b>TOTAL FIXED EXPENSES</b>	<b>2,295</b>	<b>2,295</b>	<b>\$1.33</b>
Contingency	34,861	4,598	2.67
<b>Total Budget</b>	<b>\$743,820</b>	<b>\$743,570</b>	<b>\$431.31</b>

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%	Mullch/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	28%	119%
2025	\$430	\$143.33	34%	1.2 \$432.0