

2020-21
Wolf Ranch Owners Association
Budget Comparison

Operating

Category	2020		2021	Description
	Annualized	Budget	Budget	
Income				
Assessments	\$ 532,280.00	\$ 525,950.00	\$ 626,048.00	Beginning billable units 619 for 2021
Other Revenue	\$ 162,109.00	\$ 64,500.00	\$ 209,200.00	Working Capital - 217 units for 2021
Total Revenue	\$ 694,389.00	\$ 590,450.00	\$ 835,248.00	
Expense				
Administrative	\$ 35,623.00	\$ 50,832.00	\$ 86,640.00	Additional social budget for programming and mobile application.
Insurance/Taxes	\$ 17,650.00	\$ 13,600.00	\$ 18,500.00	Package, D&O and Umbrella
Professional Fees	\$ 326,181.00	\$ 260,184.00	\$ 336,550.00	Management fees, dedicated site staff and architectural review.
Utilities	\$ 87,976.00	\$ 89,976.00	\$ 76,800.00	Water, electric and phone services.
Bldgs/Grounds	\$ 380,052.00	\$ 387,778.00	\$ 455,670.00	Landscape contract, monitoring and special projects.
Maintenance/Repairs	\$ 58,885.00	\$ 53,694.00	\$ 76,850.00	Janitorial and porter contracts.
Security Monitoring	\$ -	\$ 2,612.00	\$ -	None ytd.
Clubhouse Supplies	\$ 820.00	\$ 1,200.00	\$ 2,400.00	Decorations, paper products and cleaning supplies.
Pool Operations	\$ 22,910.00	\$ 24,604.00	\$ 27,400.00	Contract maintenance, repairs and chemicals.
Other Expenses	\$ 37,090.00	\$ 33,000.00	\$ 82,564.00	Contingency/COVID/Upgrades - Access, mobile app, IT, benches and tables.
Reserve Transfer	\$ 16,500.00	\$ 16,500.00	\$ 33,000.00	Reserve Study May 2019
Total Expenses	\$ 983,687.00	\$ 933,980.00	\$ 1,196,374.00	
Net Operating Income/(Loss)	\$ (289,298.00)	\$ (343,530.00)	\$ (361,126.00)	\$309,048 Developer Subsidy 2020.

Reserve

Category	2020		2021	Description
	Actual	Budget	Budget	
Total Revenue	\$ 16,500.00	\$ 16,500.00	\$ 33,000.00	Contribution based on third party reserve consultant, and study
Total Expenses	\$ -	\$ -	\$ -	conducted May 2019.
Net Reserve Income/(Loss)	\$ 16,500.00	\$ -	\$ 33,000.00	