

**2021-2022**  
**Wolf Ranch Owners Association**  
**Budget Comparison**

**Operating**

Category	2021		2022	Description
	Annualized	Budget	Budget	
<b>Income</b>				
Assessments	\$ 734,230.00	\$ 626,048.00	\$ 1,336,200.00	Beginning billable units 833 (owner and builder) for 2022. Working Capital - 228 units (\$500) for 2022 - \$900 RoA
Other Revenue	\$ 287,086.00	\$ 209,200.00	\$ 57,978.00	ACC, Developer Subsidy (\$361,126 Total - As of this financial \$210,340)
<b>Total Revenue</b>	<b>\$ 1,021,316.00</b>	<b>\$ 835,248.00</b>	<b>\$ 1,394,178.00</b>	
<b>Expense</b>				
Administrative	\$ 76,542.00	\$ 86,640.00	\$ 93,180.00	Additional social budget for programming and mobile application.
Insurance/Taxes	\$ 16,763.00	\$ 18,500.00	\$ 27,700.00	Package, D&O and Umbrella
Professional Fees	\$ 359,645.00	\$ 336,550.00	\$ 393,729.00	Management fees, dedicated site staff and architectural review. Addition of 1 new team member with RC.
Utilities	\$ 87,976.00	\$ 76,800.00	\$ 124,280.00	Water, electric and phone services.
Bldgs/Grounds	\$ 502,010.00	\$ 455,670.00	\$ 518,182.00	Landscape contract, monitoring and special projects. 2021 excess freeze remediation.
Maintenance/Repairs	\$ 81,283.00	\$ 76,850.00	\$ 127,720.00	Janitorial and porter contracts. Irrigation repair. Grounds and batch pond maintenance.
Clubhouse Supplies	\$ 3,120.00	\$ 2,400.00	\$ 5,400.00	Decorations, paper products and cleaning supplies.
Pool Operations	\$ 33,645.00	\$ 27,400.00	\$ 102,720.00	Contract maintenance, repairs and chemicals. <i>Lifeguards</i> for River Camp.
Other Expenses	\$ 20,518.00	\$ 82,564.00	\$ 225,876.00	Contingency(1%)/Landscape Improvements - Legacy
Reserve Transfer	\$ 33,000.00	\$ 33,000.00	\$ 57,000.00	Reserve Study May 2019. To be updated with River Camp.
<b>Total Expenses</b>	<b>\$ 1,214,502.00</b>	<b>\$ 1,196,374.00</b>	<b>\$ 1,675,787.00</b>	
<b>Net Operating Income/(Loss)</b>	<b>\$ (193,186.00)</b>	<b>\$ (361,126.00)</b>	<b>\$ (281,609.00)</b>	Subsidy budgeted for 2022

**Reserve**

Category	2021		2022	Description
	Actual	Budget	Budget	
Total Revenue	\$ 33,000.00	\$ 33,000.00	\$ 57,000.00	Contribution based on third party reserve consultant, and study
Total Expenses	\$ -	\$ -	\$ -	conducted May 2019. Study scheduled to be updated with completion of River Camp.
<b>Net Reserve Income/(Loss)</b>	<b>\$ 33,000.00</b>	<b>\$ -</b>	<b>\$ 57,000.00</b>	Current Reserve: \$41,750

