

2022-2023
Wolf Ranch Owners Association
Budget Comparison

Operating

Category	2022		2023	Description
	Annualized	Budget	Budget	
Income				
Assessments	\$ 1,110,311.00	\$ 1,336,200.00	\$ 1,800,885.00	Beginning billable units 1066 (owner and builder) for 2023. Working Capital - 569 developer release units. (\$500) for
Other Revenue	\$ 91,583.00	\$ 57,978.00	\$ 57,978.00	ACC, Church, Developer Subsidy 2023 = \$212,390 (2022 = 281,689 - As of this financial \$226,380)
Total Revenue	\$ 1,201,894.00	\$ 1,394,178.00	\$ 1,858,863.00	
Expense				
Administrative	\$ 95,743.00	\$ 93,180.00	\$ 112,662.00	Additional social budget for programming and mobile application.
Insurance/Taxes	\$ 24,358.00	\$ 27,700.00	\$ 45,070.00	Package, D&O and Umbrella - Increase due to River Camp.
Professional Fees	\$ 356,436.00	\$ 393,729.00	\$ 479,436.00	Management fees, dedicated site staff and architectural review. Addition of 1 new team member with RC.
Utilities	\$ 132,786.00	\$ 124,480.00	\$ 154,721.00	Water, electric, gas and tele services.
Bldg/Grounds	\$ 473,816.00	\$ 519,610.00	\$ 882,556.00	Landscape contract, monitoring, holiday decorations, batch pond management and special projects.
Maintenance/Repairs	\$ 84,802.00	\$ 133,520.00	\$ 163,313.00	Janitorial and porter contracts. Irrigation repair. Grounds and batch pond maintenance.
Clubhouse Supplies	\$ 3,401.00	\$ 6,000.00	\$ 12,108.00	Coffee Supplies, paper products and cleaning supplies.
Pool Operations	\$ 33,874.00	\$ 46,320.00	\$ 94,631.00	Contract maintenance, repairs and chemicals. <i>Lifeguards</i> for River Camp.
Other Expenses	\$ 163,595.00	\$ 274,328.00	\$ 45,756.00	Contingency and fitness equipment.
Reserve Transfer	\$ 42,750.00	\$ 57,000.00	\$ 81,000.00	Reserve Study May 2019. To be updated with River Camp.
Total Expenses	\$ 1,411,561.00	\$ 1,675,867.00	\$ 2,071,253.00	Upgrades and improvements - \$63,595 + \$100,000
Net Operating Income/(Loss)	\$ (209,667.00)	\$ (281,689.00)	\$ (212,390.00)	Subsidy budgeted for 2023 - \$212,390

Reserve

Category	2022		2023	Description
	Actual	Budget	Budget	
Total Revenue	\$ 49,500.00	\$ 49,500.00	\$ 66,000.00	Contribution based on third party reserve consultant, and study
Total Expenses	\$ 5,672.00	\$ -	\$ -	conducted May 2019. Study scheduled to be updated with completion of River Camp.
Net Reserve Income/(Loss)	\$ 43,828.00	\$ 49,500.00	\$ 66,000.00	Current Reserve: \$87,327

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\$0.00