

Wilderness Ridge Homeowners Association
 Income and Expenses
 January through December 2022
 Budget

2022 Budget

	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	July 22	Aug 22	Sept 22	Oct 22	Nov 22	Dec 22	TOTAL
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	
Ordinary Income/Expense													
2022 WR HOA Dues	142,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	142,000.00
204 lots @ \$500 per lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Fees	142,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	142,000.00
Total Income	142,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	142,000.00
Expense													
Accounting	0.00	0.00	1,300.00	0.00	0.00	1,300.00	0.00	0.00	1,300.00	0.00	0.00	1,300.00	5,200.00
Ground Maintenance	0.00	0.00	10,000.00	1,200.00	0.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	12,700.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	2,300.00	0.00	0.00	0.00	0.00	0.00	2,300.00
Street Repairs	0.00	0.00	0.00	7,000.00	45,000.00	0.00	0.00	0.00	25,000.00	0.00	0.00	0.00	77,000.00
Annual Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mowing Contract	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,500.00	1,000.00	15,000.00
Repairs/Maintenance	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Snow removal	1,500.00	1,500.00	1,500.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	7,000.00
Supplies & Mailings	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	150.00	30.00	50.00	500.00
Income Taxes	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Utilities	400.00	300.00	300.00	300.00	300.00	850.00	1,450.00	1,500.00	1,700.00	1,250.00	1,300.00	1,300.00	10,950.00
Electric	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
Water	1,100.00	1,000.00	1,000.00	1,000.00	1,000.00	1,550.00	2,150.00	2,200.00	2,400.00	1,950.00	2,000.00	2,000.00	19,350.00
Total Utilities	1,100.00	1,000.00	1,000.00	1,000.00	1,000.00	1,550.00	2,150.00	2,200.00	2,400.00	1,950.00	2,000.00	2,000.00	19,350.00
Legal Expenses	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Total Expense	3,930.00	3,830.00	15,630.00	11,630.00	47,330.00	4,680.00	7,280.00	3,530.00	30,030.00	3,400.00	4,830.00	6,150.00	142,250.00
Net Ordinary Income	138,070.00	-3,830.00	-15,630.00	-11,630.00	-47,330.00	-4,680.00	-7,280.00	-3,530.00	-30,030.00	-3,400.00	-4,830.00	-6,150.00	-250.00
Other Income/Expense													
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
Total Other Income	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
Net Other Income	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
Net Income	138,080.00	-3,820.00	-15,620.00	-11,620.00	-47,320.00	-4,670.00	-7,270.00	-3,520.00	-30,020.00	-3,390.00	-4,820.00	-6,140.00	-130.00
YTD Net Income	138,080.00	134,260.00	118,640.00	107,020.00	59,700.00	55,030.00	47,760.00	44,240.00	14,220.00	10,830.00	6,010.00	(130.00)	-130.00

Notes: Ground Maint. of \$12,700 includes: \$10,000 for Spring/Fall clean-up; \$1,500 Fertilizer Application; \$1,200 Tree Spaying.
 Total Street repairs of \$77,000 are for: \$45,000 final phase of re-surfacing Larges Ct; \$7,000 for annual crack repairs and \$25,000 for new street signs.
 Repairs/Maintenance of \$3,600 reserved primarily for normal wear and tear of waterfall pump and equipment and other misc repairs.
 Cash balances are projected to be approx \$69,000 at 12/31/22. Based on budgeted Total Net Income of (\$130.00) for 2022, year-end cash balances projected to be approx. \$69,000 at 12/31/22.

It should be noted that by the end of 2022, all phases of the 5 year street resurfacing project will have been completed for a total cost close to \$500,000. Accordingly, beginning 2023 and for several years thereafter, we should have no major street resurfacing expenses. During the next 5 to 6 years, this will allow our cash reserves to build back to more historic levels of over \$300,000 (in 2016) prior to incurring the resurfacing expenses.