

Wilderness Ridge HOA Treasurer's Report

10/31/20 Year to Date Income Statement:

As of 10/31/20, YTD Gross Income totaled \$145,486 less Expenses of \$72,312 for Total YTD Net Income of \$73,731. Gross Income comprised Association Dues of \$142,000 (284 lots x \$500) plus late fees. Major YTD Expenses include \$20,500 Ground Maintenance and Repairs; \$17,381 for Utilities (Electricity and Water); \$9,150 for mowing and \$8,880 for street repairs.

10/31/20 Year to Date Balance Sheet

As of 10/31/20, Assets totaled \$268,802, which includes cash balances of \$266,181 and fixed assets of \$3,120. There were no liabilities resulting in Total Equity of \$268,802.

12/31/20 Year End Projection:

During November and December, we expect to incur \$15,000 of normal operating expenses and \$91,000 street resurface expenses for a total of \$106,000 with no additional income. Accordingly, we are projecting a Net (Loss) of (\$32,264) at 12/31/20 YE (\$73,731 YTD Net Income minus \$106,000 Nov/Dec Expenses), which is in line with the 2020 Budget approved by the Board last year.

Likewise, as estimated Nov/Dec expenses of \$106,000 are funded, cash balances are projected to decrease by \$106,000 from \$266,181 at 10/31/20 YTD to \$160,181 by 12/31/20 YE.

Accounts Receivable Aging (Delinquent dues)

As of 10/31/20 delinquent dues totaled just \$866, the lowest level since inception of the HOA. Of the \$866, we expect to collect \$700 by year end as one of the homeowners has sold their house and the HOA will be paid from proceeds.

2021 Budget (Dues at \$500)

The 2021 Budget (approved by the HOA Board 11/11/20) projects Total Gross Income of \$142,000 (284 lots x \$500), less Total Expenses of \$236,890 for Total Year End Net (Loss) of (\$93,690). Major expense items include \$150,000 Street Repairs, which includes \$140,000 final phase of street resurfacing expenses and \$25,700 ground maintenance. The balance of projected expenses is in line with actual historic levels.

Based on the budgeted Net (Loss) of (\$93,690) at 12/31/21 YE, corresponding cash balances are projected to decrease to approximately \$66,000 at year end (\$106,000 projected cash balances at 12/31/20 minus projected \$93,690 YE Net Loss).

It should be noted that by the end of 2021 all phases of the 5-year street re-surfacing project will have been completed. This project when fully complete, will have cost an average of \$100,000 per year since 2017. Life expectancy of the resurfaced street is 10 years. Therefore, beginning 2022 and for up to 7 to 10 years thereafter, there will be no street resurfacing expenses. This will allow us to rebuild cash balances to previous levels, which was as high as \$350,000 in 2016. Starting 2022, cash balances should start to increase again and exceed \$100,000 by 12/31/22 YE based on historic income levels.

The 10/31/20 Financial Statement and 2021 Budget are posted to the WR HOA website.