

**Wilderness Ridge Homeowners Association  
Income and Expenses  
January through December 2021  
Budget**

	<u>Jan 21</u>	<u>Feb 21</u>	<u>Mar 21</u>	<u>Apr 21</u>	<u>May 21</u>	<u>Jun 21</u>	<u>July 21</u>	<u>Aug 21</u>	<u>Sept 21</u>	<u>Oct 21</u>	<u>Nov 21</u>	<u>Dec 21</u>	<u>TOTAL</u>
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	
<b>Ordinary Income/Expense</b>													
<b>2021 WR HOA Dues</b>													
284 lots @ \$500 per lot	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
Late Fees	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
<b>Total Income</b>	<b>142,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>142,000.00</b>
<b>Expense</b>													
Accounting	0.00	0.00	1,560.00	0.00	0.00	1,560.00	0.00	0.00	1,560.00	0.00	0.00	1,560.00	6,240.00
Ground Maintenance	0.00	0.00	8,000.00	1,200.00	15,000.00	0.00	1,500.00	0.00	0.00	0.00	0.00	0.00	25,700.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00	0.00	0.00	0.00	0.00	0.00	1,900.00
Street Repairs	0.00	0.00	0.00	10,000.00	0.00	140,000.00	0.00	0.00	0.00	0.00	0.00	0.00	150,000.00
Annual Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	0.00	1,500.00
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	1,000.00	1,000.00	12,000.00
Repairs/Maintenance	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
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	1,000.00	1,500.00	8,000.00
Supplies & Mailings	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	250.00	30.00	250.00	800.00
Income Taxes	0.00	0.00	0.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00
<b>Utilities</b>													
Electric	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
Water	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
<b>Total Utilities</b>	<b>1,100.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>1,550.00</b>	<b>2,150.00</b>	<b>2,200.00</b>	<b>2,400.00</b>	<b>1,950.00</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>19,350.00</b>
<b>Legal Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,000.00</b>
<b>Total Expense</b>	<b>4,130.00</b>	<b>4,030.00</b>	<b>16,090.00</b>	<b>15,130.00</b>	<b>17,530.00</b>	<b>147,140.00</b>	<b>7,080.00</b>	<b>3,730.00</b>	<b>5,490.00</b>	<b>3,700.00</b>	<b>6,030.00</b>	<b>6,810.00</b>	<b>236,890.00</b>
<b>Net Ordinary Income</b>	<b>137,870.00</b>	<b>-4,030.00</b>	<b>-16,090.00</b>	<b>-15,130.00</b>	<b>-17,530.00</b>	<b>-147,140.00</b>	<b>-7,080.00</b>	<b>-3,730.00</b>	<b>-5,490.00</b>	<b>-3,700.00</b>	<b>-6,030.00</b>	<b>-6,810.00</b>	<b>-94,890.00</b>
<b>Other Income/Expense</b>													
<b>Other Income</b>													
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
Interest Income	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
<b>Total Other Income</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>1,200.00</b>
<b>Net Other Income</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>1,200.00</b>
<b>Net Income</b>	<b>137,970.00</b>	<b>-3,930.00</b>	<b>-15,990.00</b>	<b>-15,030.00</b>	<b>-17,430.00</b>	<b>-147,040.00</b>	<b>-6,980.00</b>	<b>-3,630.00</b>	<b>-5,390.00</b>	<b>-3,600.00</b>	<b>-5,930.00</b>	<b>-6,710.00</b>	<b>-93,690.00</b>
<b>YTD Net Income</b>	<b>137,970.00</b>	<b>134,040.00</b>	<b>118,050.00</b>	<b>103,020.00</b>	<b>85,590.00</b>	<b>(61,450.00)</b>	<b>(68,430.00)</b>	<b>(72,060.00)</b>	<b>(77,450.00)</b>	<b>(81,050.00)</b>	<b>(86,980.00)</b>	<b>(93,690.00)</b>	<b>-93,690.00</b>

Notes: Ground Maint. of \$25,700 includes : \$8,000 contract for Spring/Fall clean-up; \$1,500 Fertilizer Application ; \$1,200 Tree Spaying and one time expense of \$15,000 for tree /shrub replacements on 3 cul-de-sacs.

Total Street repairs of \$150,000 are for final phase of re-surfacing Thornwood Dr (\$110,000) and Larges Ct (\$30,000) and \$10,000 for annual crack repairs where needed

Repairs/Maintenance of \$6,000 reserved primarily for normal wear and tear of waterfall pump and equipment and other misc repairs.

Cash balances are projected to be approx \$160,000 at 12/31/20. Based on budgeted Total Net Income (Loss) of (\$93,690) for 2021, year-end cash balances projected to be approx. \$66,000 at 12/31/21.

It should be noted that by the end of 2021, all phases of the 5 year street resurfacing project will have been completed. Accordingly, beginning 2022 and several years thereafter we will not have street resurfacing expenses, which has averaged approximately \$100,000 per year since 2017. This will allow our cash reserves to start building back up over time and based on historic income levels would expect those balances to exceed \$100,000 at the end of 2022.