

The Wilderness Property Owners Association  
**Profit & Loss Budget vs. Actual**  
 November 2023 through October 2024

|                                | Nov '23 - Oct 24  | Budget            | \$ Over Budget    |
|--------------------------------|-------------------|-------------------|-------------------|
| <b>Ordinary Income/Expense</b> |                   |                   |                   |
| <b>Income</b>                  |                   |                   |                   |
| Building Permit Fee Income     | 4,294.97          | 10,000.00         | -5,705.03         |
| Compliance Fines               | 0.00              | 0.00              | 0.00              |
| Gate Openers                   | 360.00            | 200.00            | 160.00            |
| Interest Income                | 1,766.43          | 400.00            | 1,366.43          |
| Late Fees/Interest             | 2,263.34          | 2,000.00          | 263.34            |
| Owner Lot Mowing               | 0.00              | 0.00              | 0.00              |
| Property Owners Dues           | 138,475.00        | 116,000.00        | 22,475.00         |
| Property Transfer Fee Income   | 7,200.00          | 1,500.00          | 5,700.00          |
| Road Use Fines & Permits       | 1,550.00          | 100.00            | 1,450.00          |
| Special Assessment             | 0.00              | 1,000.00          | -1,000.00         |
| Water Meter Fees               | 1,575.00          | 3,000.00          | -1,425.00         |
| <b>Total Income</b>            | <b>157,484.74</b> | <b>134,200.00</b> | <b>23,284.74</b>  |
| <b>Gross Profit</b>            | <b>157,484.74</b> | <b>134,200.00</b> | <b>23,284.74</b>  |
| <b>Expense</b>                 |                   |                   |                   |
| Bad Debt                       | 0.00              | 0.00              | 0.00              |
| Due Overpayment                | 0.00              | 0.00              | 0.00              |
| Federal Income Tax Expense     | 298.60            | 100.00            | 198.60            |
| <b>Grounds Expense</b>         |                   |                   |                   |
| Boat Ramp Expense              | 725.00            | 660.00            | 65.00             |
| Deer and Wildlife Management   | 605.13            | 1,000.00          | -394.87           |
| Disposal Fee                   | 27,867.81         | 30,000.00         | -2,132.19         |
| Grounds Maintenance/Repairs    | 23,685.77         | 15,000.00         | 8,685.77          |
| Grounds Mowing Fee             | 14,857.05         | 16,000.00         | -1,142.95         |
| Road & Culvert Improvements    | 45,759.80         | 40,000.00         | 5,759.80          |
| Safety & Security Expense      | 238.64            | 1,000.00          | -761.36           |
| <b>Total Grounds Expense</b>   | <b>113,739.20</b> | <b>103,660.00</b> | <b>10,079.20</b>  |
| Insurance Expense              | 5,055.00          | 5,200.00          | -145.00           |
| July 4th Firetruck             | 500.00            | 500.00            | 0.00              |
| Legal Expense                  | 112.00            | 2,000.00          | -1,888.00         |
| Meetings Expense               | 78.93             | 100.00            | -21.07            |
| Mowing Owner Lots              | 0.00              | 0.00              | 0.00              |
| <b>Office Expenses</b>         |                   |                   |                   |
| Bank Charges                   | 0.00              | 50.00             | -50.00            |
| Computer, Software, Website    | 867.44            | 1,300.00          | -432.56           |
| Office Labor                   | 44,422.00         | 15,000.00         | 29,422.00         |
| Office Maintenance & Repair    | 135.31            | 300.00            | -164.69           |
| Office Supplies                | 913.72            | 1,000.00          | -86.28            |
| Postage & Shipping             | 1,115.18          | 450.00            | 665.18            |
| Telephone/Internet Service     | 2,740.01          | 2,000.00          | 740.01            |
| Utilities                      | 2,088.58          | 1,600.00          | 488.58            |
| Office Expenses - Other        | 0.00              | 0.00              | 0.00              |
| <b>Total Office Expenses</b>   | <b>52,282.24</b>  | <b>21,700.00</b>  | <b>30,582.24</b>  |
| <b>Water Expansion Expense</b> | <b>1,000.00</b>   | <b>2,850.00</b>   | <b>-1,850.00</b>  |
| <b>Total Expense</b>           | <b>173,065.97</b> | <b>136,110.00</b> | <b>36,955.97</b>  |
| <b>Net Ordinary Income</b>     | <b>-15,581.23</b> | <b>-1,910.00</b>  | <b>-13,671.23</b> |
| <b>Net Income</b>              | <b>-15,581.23</b> | <b>-1,910.00</b>  | <b>-13,671.23</b> |

The Wilderness Property Owners Association  
**Balance Sheet**  
As of October 16, 2024

|                                       | <u>Oct 16, 24</u>        |
|---------------------------------------|--------------------------|
| <b>ASSETS</b>                         |                          |
| Current Assets                        |                          |
| Checking/Savings                      |                          |
| Money Market - CNB                    | 115,911.39               |
| Operating Account-CNB                 | 12,941.31                |
| Total Checking/Savings                | 128,852.70               |
| Accounts Receivable                   |                          |
| Accounts Receivable                   | 11,957.16                |
| Total Accounts Receivable             | 11,957.16                |
| Other Current Assets                  |                          |
| Allowance for Doubtful Accts          | -10,785.24               |
| Total Other Current Assets            | -10,785.24               |
| Total Current Assets                  | 130,024.62               |
| Fixed Assets                          |                          |
| Property (7.1 acres)Trailer Lot       | 28,000.00                |
| Property (8.74 acres-UP)DeerPen       | 12,500.00                |
| Property(12.84 acres)V-DeerPark       | 2,900.00                 |
| Total Fixed Assets                    | 43,400.00                |
| <b>TOTAL ASSETS</b>                   | <b><u>173,424.62</u></b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                          |
| Liabilities                           |                          |
| Current Liabilities                   |                          |
| Accounts Payable                      |                          |
| Accounts Payable                      | -156.12                  |
| Total Accounts Payable                | -156.12                  |
| Total Current Liabilities             | -156.12                  |
| Long Term Liabilities                 |                          |
| Trailer Space Deposit                 | 4,000.00                 |
| Total Long Term Liabilities           | 4,000.00                 |
| Total Liabilities                     | 3,843.88                 |
| Equity                                |                          |
| Opening Bal Equity                    | 125,701.18               |
| Retained Earnings                     | 56,956.66                |
| Net Income                            | -13,077.10               |
| Total Equity                          | 169,580.74               |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>173,424.62</u></b> |

The Wilderness Property Owners Association  
**Budget Overview**  
 November 2024 through October 2025

|                                | <u>Nov '24 - Oct 25</u> |
|--------------------------------|-------------------------|
| <b>Ordinary Income/Expense</b> |                         |
| <b>Income</b>                  |                         |
| Building Permit Fee Income     | 10,000.00               |
| Gate Openers                   | 200.00                  |
| Interest Income                | 1,000.00                |
| Late Fees/Interest             | 2,000.00                |
| Property Owners Dues           | 134,125.00              |
| Property Transfer Fee Income   | 1,500.00                |
| Road Use Fines & Permits       | 100.00                  |
| Special Assessment             | 1,000.00                |
|                                | <hr/>                   |
| <b>Total Income</b>            | 149,925.00              |
|                                | <hr/>                   |
| <b>Gross Profit</b>            | 149,925.00              |
|                                | <hr/>                   |
| <b>Expense</b>                 |                         |
| Federal Income Tax Expense     | 100.00                  |
| <b>Grounds Expense</b>         |                         |
| Boat Ramp Expense              | 725.00                  |
| Deer and Wildlife Management   | 1,000.00                |
| Disposal Fee                   | 25,000.00               |
| Grounds Maintenance/Repairs    | 15,000.00               |
| Grounds Mowing Fee             | 16,000.00               |
| Road & Culvert Improvements    | 50,000.00               |
| Safety & Security Expense      | 1,000.00                |
|                                | <hr/>                   |
| <b>Total Grounds Expense</b>   | 108,725.00              |
| <b>Insurance Expense</b>       | 5,400.00                |
| July 4th Firetruck             | 500.00                  |
| Legal Expense                  | 2,000.00                |
| Meetings Expense               | 100.00                  |
| <b>Office Expenses</b>         |                         |
| Bank Charges                   | 50.00                   |
| Computer, Software, Website    | 1,300.00                |
| Office Labor                   | 16,400.00               |
| Office Maintenance & Repair    | 300.00                  |
| Office Supplies                | 1,000.00                |
| Postage & Shipping             | 1,100.00                |
| Telephone/Internet Service     | 2,000.00                |
| Utilities                      | 1,900.00                |
|                                | <hr/>                   |
| <b>Total Office Expenses</b>   | 24,050.00               |
|                                | <hr/>                   |
| <b>Total Expense</b>           | 140,875.00              |
|                                | <hr/>                   |
| <b>Net Ordinary Income</b>     | 9,050.00                |
|                                | <hr/>                   |
| <b>Net Income</b>              | <u><u>9,050.00</u></u>  |