

Wolf Creek Ranch Owner's Association
Board of Directors Meeting Minutes

10 May 2014

Attendees:

Warren Dold, President
Dennis Hill, Treasurer
Lee Kinard, Secretary
Fred Ball, Board Member
Mike Moore, Board Member
Bob Ring, Board Member
Carol Dold, ER-7A

Frances McKanna, ER-3A
Bill Bishop, RR-3
Jim Fletcher, WB-9B
Becky Carlberg, ER-7B
Kay Lester, RR-1
Tom & Dee Dee Sanders, AC-4A
Warren Struss, ER-1A

Attachments

Agenda
Sign-in Sheet
Slate of WCROA Officers &
Committees

DRB Report
WCR Rules/Regs, revised
Treasurer's Report
Annual Rainfall Totals

Having confirmed a quorum of directors present to conduct the business of the Association, President Dold called the meeting to order at 9:05 AM in the Dold home, welcoming the board, committee members, new owners and guests. President Dold summarized the agenda for the meeting. See attachment.

Meeting minutes of the previous Board meeting of 11 January 2014, were circulated via email prior to today's meeting. They were accepted by the Board. The Board secretary, Lee Kinard, will file the minutes with attachments in the WCR office.

President Dold

We are saddened to hear of Patty Skinner's father, Kay Snyder's father and Nelda Duff's father passing away since the last meeting. The association sent flower sprays to each funeral. Dennis has added funeral flowers as a budget item.

Tom Sonderman, MCW-4, indicated that he would be in attendance at the meeting, but did not come.

President Dold introduced our newest owners, Tom & DD Sanders, who purchased the Dodson place, AC-4A, in April. A warm welcome to them.

President Dold reviewed the purposes of the WCROA and its priorities for the benefit of all and indicated that board membership is open to all owners and all owners were given a chance to be nominated. The slate of officers and committee positions was presented and is attached. Bob Ring made a motion the board elect Warren Dold as President and Dennis Hill seconded the motion. All were in favor. President Dold indicated that he had spoken with Bob Snyder about taking the president's job and Dold would take the VP position, but nothing

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had been decided. President Dold prefers to wait until Bob Snyder is present, since he could not be at today's meeting.

President Dold informed the group that the 101 acre tract across White Bluff Trail which was being purchased by Buchanan Investments did close and is protected under the easement agreement drafted for that purpose. The agreement allows access to the property through WCR and contains language to limit development consistent with WCR.

Firewise Committee

Mike Moore reported that the third firefighting water tank is in place across from the Skinners place and complete. He also indicated that maintaining the firewise certification requires the efforts of all owners to maintain their properties in a firewise manner and to use the promulgated report from showing their individual efforts at clearing, etc. Mike generates a concise report to the U. S. Forest Service each year.

The cedar chipping effort is essentially complete and there is a lot of mulch available near the pavilion and next to Adams Creek.

WCR Security

Since Danny Reid has had serious health issues, Bob Ring has been looking into replacement of his services with external security contractors. Bob indicated that he has been in contact with many local and not-so-local companies providing security services under contract to other associations. Jim Fletcher said he knows of yet another security contractor who works in HSB, The Frank Smith Co. There was a discussion of insurance and liabilities involved with the overall issue of security for WCR. There was a discussion of using video security cameras at the gates. There was a discussion of gate code security and the existing system being old and out dated and inadequate for our purposes. It was agreed by all in attendance that the issue of WCR security is a very much larger and complex issue that will require a committee to explore all aspects of ranch security and the latest technologies available. Pete Mefford said that this is a complex issue and needs to be attacked by a committee. A committee was formed on the spot consisting of the following members: Bob Ring - Chair, Warren Dold, John Manton (not in attendance), Jim Fletcher, Warren Struss, Dennis Hill and our new owner, Tom Sanders. Pete said he would offer his expertise as required, but preferred to not be on the committee.

Design Review Board (DRB)

There were two DRB actions this period. See the attachment Bill Bishop handed out. Additionally, because of the recent road damage caused by concrete trucks on the wrong part of the road, Bill drafted a revised set of rules and regulations. It was suggested that the regs be further modified to contain language saying that the gate the contractor uses to enter WCR will be the same gate used to

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exit. Bob Ring made a motion to accept the new set of regs and it was seconded by Fred Ball. See attachment.

At this point there was discussion of road repairs amounting to \$14,000 consisting of paving an area at the pavilion, the short road around the equestrian center leading to the dumpsters and repairing the truck damage. The builder of the Petru's home will reimburse the association in the amount of \$2400 for truck damage.

Real Estate Aspects of WCR

The Petru's builder will sponsor an open house for the Petru's home sometime in October as part of the local Parade of Homes. President Dold reviewed the security measures to be implemented by the builder and the board agreed that the association should accommodate the showings. President Dold will formalize the agreement with the builder.

There was a discussion of how the association might support buying interest at WCR. Becky Carlberg will explore purchasing the wolfcreektexas.com domain name and possibly setting up a Wolf Creek Ranch website containing public information about WCR and private information for owners.

President Dold further indicated that the new tax assessments are in process and to be on the look-out because the appraisal district is increasing the assessed values by about 10% this year after doing the same last year.

Managed Lands Program

Bob Snyder was not in attendance and will provide a report next meeting.

President Dold requested permission to sign an extension to the current contract with the landscape maintenance contractor. All agreed.

The rattlesnake hunt took place during the winter and the hunters found no rattlesnakes. They were on the ranch two day for the owners who signed up and 2 days in the common areas. The hunters want to try it again next year.

Treasurer's Report

Dennis provided the "Treasurer's Report" detailing the 2014 project status. There are 10 projects discussed on the first page. See attachment.

Other Items from President Dold

The flagpole on Chestnut Bluff blew down approximately 8 May, VE Day! The 4 large bolts concreted into the base sheared off flush with the concrete. Plans are under way to repair and re-install the flagpole.

There was discussion of recycling at WCR. There are various locations which take various types of recycling material. Several people on WCR use various

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ways to manage recycling. The board will investigate effective ways to recycle on WCR.

Next meeting is set for ?? August 2014, 9 AM at the Dolds.

Warren Dold adjourned the meeting at approximately 12:04 PM.

Submitted and Certified by:


Lee Kinard, Secretary

13 Sept, 2014
Date

From: Warren warrendold@gmail.com
Subject: WCROA Meeting, Saturday, May 10, 2014
Date: May 2, 2014 at 3:48 PM
To: Ball, Fred fball@bankoftexas.com, Denny Hill dhtx4fr@gmail.com, Lee & Nancy Kinard leekinard@281.com, Mike Moore mtmoore@txwinet.com, Bob Ring bobring@eldoradoinsurance.com, Bob Snyder bsnyder@txwinet.com, WARREN DOLD warrendold@gmail.com
Cc: Bill Bishop bbishop@peregrirepetroleum.com, Nelda Duff wolfcktx@tstar.net

The next meeting of the WCROA board of directors is scheduled for Saturday, May 10th beginning at 9:00 am at the Dolds home at 3401 Wolf Creek Ranch Road. Owners Association board meetings are always interesting and informative about goings-on in Wolf Creek and provide an opportunity to influence the governance of our beloved community with your ideas. Your input on maintenance needs, day-to-day activities planned and programs undertaken for the common benefit of our community are welcome and invited. Elected board members seek and appreciate owners' input into the decisions the board is called upon to make. Try to arrive for refreshments and fellowship about 8:45 so we can start the meeting timely at 9:00.

Congratulations to Fred Ball and Lee Kinard on their reelection to serve another three year term as directors of the Association. Fred and Lee have each served two prior terms, contributing in no small measure their time and talents to making Wolf Creek such a treasure. It has been said before and is worth another mention that the roster of Wolf Creek owners is populated with owners whose professional life experiences and commitment to maintaining and preserving the ranch's beauty/heritage, community strength and caring for fellow owners is shared for the benefit of us all. There few places are under the sun where the sense of community is so practiced and lived out as Wolf Creek.

Our first order of business will be the election of this year's officers and the board's confirmation of committee members and chairs. The Declaration requires the seven directors each year appoint from among their members a president, V-P, treasurer and secretary. The board will also be asked to affirm members of standing committees; specifically the Design Review Board and Firewise Committee. I have spoken to most directors about the several board positions and standing committee chairs, including the president slot, a position which I have been honored to occupy since (and prior to) owners assuming management responsibilities of the Association in January 2009. I continue to believe term limits/rotating positions of responsibility is wise to avoid any perception of privilege and incorporate new/fresh leadership thought and ideas, all for the community's long-term well-being. To date, few have rushed to the head of the successor line. A similar characterization can be said of the V-P, treasurer and secretary positions, each of which have been held by Snyder, Hill and Lee for many years; and the same holds for standing committee chairs Bishop and Moore. Everyone I have spoken with thusfar are each willing to continue in their current positions. Just want to encourage anyone who may want to serve in another capacity opportunities abound. I've attached a a copy of Slate of WCROA Officers for 2012 - 2013. If any one wants to be added to one of these committees or be deleted from service on a committee please let me know

Committee, please let me know.

A focal topic for discussion during for this meeting will be security measures now in place and whether those measures are adequate as is or should we amend/ change those measures and practices. Danny Reid, our security service contractor, has recommended nominal changes/ upgrades such as 5-digit pass codes, upgraded gate speaker and access controls, et al. There have been few, but some (actually two), known security breaches in WCR in the past 7 - 8 years. In 2008, the Association board identified security and roads as being the two highest priority duties/ services of the Association.

Bob Ring chairs our Security and Insurance Committee and will lead the discussion. Any owner who would like to add their thoughts to this discussion will be welcome to share those thoughts. The purpose of this security discussion is to discipline ourselves to focus on the subject periodically and make change(s), when and if needed.

Other agenda topics for discussion/ action are:

Bill Bishop/McKanna/Carlberg please brief the meeting on DRB activities since our last meeting in January and describe changes, if any, to the DRB's "Rules and Regulations for Contractors" about using the nearest gate to access construction sites versus directing contractor use of the Middle/ Construction Gate.

Lee Kinard your updates on rainfall is always interesting. Also, provide the board with a current count of WCR properties listed on the local MLS and include those remaining unsold by the developer. If you have any suggestions on how the Association may be able to help owners trying to sell their Tracts, we will be interested in discussing those suggestions. For instance, does the local Board of Realtors ever feature a "Focus Community Open House" to inform/ better acquaint area realtors from all participating Realtor shops? An outreach to area Realtors, exclusively for Realtors, may be useful to inform area real estate professionals about Wolf Creek. Just see a need and searching for a way the Association can help these owners.

Mike Moore Brief the meeting about the ongoing work of your Committee to educate owners about wild land fire dangers during this (now 7th year) season of drought and harden the perimeter of WCR as best we can from the potential for wild land fire. If anyone hasn't seen what the Firewise Committee has accomplished this spring, take a look. Impressively, the committee has been busy (a) clearing new growth cedar from Common Area generally from Morgan Creek to just west of the Middle Gate, (b) cutting and collecting new growth cedar from the fire gap along RR 2341 and chipping those cuttings into mulch for owners' use, and (3) making a chipper machine and operating crew available, at owners' expense, to chip - - rather than taking the risk to burn - - tree/ native plant cuttings on their Tract. Please also remind owners how to keep a record of their time and expense

fact. Please also remind owners how to keep a record of their time and expense for maintaining the "100' protective zone" around their house and clearing cedar from their properties. That information is important to fulfill our annual requirements to renew and sustain Wolf Creek's designation as FIREWISE Community.

Denny Hill Please provide your usual thorough financial status report and any observations you choose to make.

Bob Snyder ... share with the group your thoughts about landscape maintenance and the ranch's participation in Texas Parks and Wildlife's Managed Land Deer Permit program this fall.

Fred Ball ... how is the purchase of the 101 acre property adjacent to your property and WCR progressing? Our community genuinely appreciates and notes the investment your and the Holman families have made in Wolf Creek and your decision to purchase that property rather than expose your (and others') ownerships, including the WCR brand, to the potential of adjacent incompatible land use.

Warren Dold ... I have a number of updates to share; namely: (1) board endorsement/ approval to the Hill Country Builders Association request to include the Petru's new home on the 2014 Parade of Homes Tour in October; (2) schedule of repairs to ranch roads this spring; (3) next annual perimeter fence replacement; and (4) East Lake Buchanan Volunteer Fire Department's need for volunteers.

See you a week from Saturday, May 10th.

Warren



Slate of WCROA Officers/Committee Positions* For 2012 – 2013

President Warren Dold
V-P Bob Snyder
Treasurer Dennis Hill
Secretary Lee Kinard
Member Fred Ball
Member Mike Moore
Member Bob Ring

Committees:

Firewise Committee ... Mike Moore, Chairman, Dennis Hill, Lee Kinard, Pete Mefford, Tommy Skinner and Warren Struss.

Design Review Board ... Bill Bishop, Chairman, Becky Carlberg and Ellis McKanna.

Security/Insurance ... Bob Ring, Chairman

Managed Land Deer Program ... Bob Snyder, Chairman, Warren Struss and Jim Fletcher

Ranch Maintenance ... Jim Fletcher, Chairman, Bob Snyder and Warren Dold.

Roundup Planning ... Colleen Struss/Carol Dold, Co-Chairpersons

Employee Relations ... Warren Dold, Warren Struss and Bob Ring.

Adopt-a-Highway Program ... Carol Weathers, Chairperson

Middle Gate Planning Committee ... Mike Moore, Chairman, Fred Ball, Bob Ring, Tommy Skinner and Carol Dold

Dock Committee ... Lee Kinard, Chairman, Walter Sotillo, Phil Dodson, Bob Snyder, Warren Struss and Jim Weathers

*As appointed by the WCROA Board of Directors on April 28, 2012 and reconfirmed May 25, 2013.

10 May 2014

WCROA Board Meeting Sign In Sheet

	<u>Name</u>	<u>Property</u>
1	LEE KINARD	AC-2
2	JIM FLETCHER	WB9-B
3	DENNY HILL	WB5-A
4	Pete Metford	WB-3
5	Becky Carlberg	ER-7B
6	Warren, Carol & Peter Dold	ER-7A
7	Mike MoorP	WC 7A
8	Kay Lester	RR-1
9	Bill Bishop	RR-3
10	BOB KING	
11	TOM & DD SANDERS	AC-4A
12	FRANCES R. MCKANNA	ER-3A
13	FRIED BALL	
14	WARREN STRUSS	
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Slate of WCROA Officers/Committee Positions* For 2012 – 2014

President Warren Dold
V-P Bob Snyder
Treasurer Dennis Hill
Secretary Lee Kinard
Member Fred Ball
Member Mike Moore
Member Bob Ring

Committees:

Firewise Committee ... Mike Moore, Chairman, Dennis Hill, Lee Kinard, Pete Mefford,
Tommy Skinner and Warren Struss.

Design Review Board ... Bill Bishop, Chairman, Becky Carlberg and Ellis McKanna.

Security/Insurance ... Bob Ring, Chairman

Managed Land Deer Program ... Bob Snyder, Chairman, Warren Struss and Jim Fletcher

Ranch Maintenance ... Jim Fletcher, Chairman, Bob Snyder and Warren Dold.

Roundup Planning ... Colleen Struss/Carol Dold, Co-Chairpersons

Employee Relations ... Warren Dold, Warren Struss and Bob Ring.

Adopt-a-Highway Program ... Carol Weathers, Chairperson

Middle Gate Planning Committee ... Mike Moore, Chairman, Fred Ball, Bob Ring,
Tommy Skinner and Carol Dold

Dock Committee ... Lee Kinard, Chairman, Walter Sotillo, Phil Dodson, Bob Snyder,
Warren Struss and Jim Weathers

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May 25, 2013.

Design Review Board Activity Report

January 11, 2014 – May 10, 2014

The following requests and actions of Design Review Board took place since the WCROA Board meeting of January 11, 2014:

1. February, 2013. Received a 2nd revised application for approval to build a single family dwelling on WB-5B1. The house site was moved so as to meet all setback requirements. All remaining questions were addressed.

DRB Action: The DRB approved the construction of the proposed single-family dwelling, casita and garage on February 13, 2014.

2. April 11, 2014. Warren and Carol Dold proposed three improvement projects as follows:
 - (1) Add a long flower bed rock wall approximately 50' in length and varying depths adjacent to covered back yard patio;
 - (2) replace the existing wooden stairs leading from the covered back yard patio to the back yard using stone compatible in color to the house stone; and
 - (3) add a decorative stone edge (compatible with house) on both sides of the three drainage tin horns which cross the Dold's driveway.

DRB Action: The DRB granted approval on April 14, 2014.

Wolf Creek Ranch Rules and Regulations For Owners, Builders and Contractors

- Owners are ultimately responsible for their contractor's compliance with these Rules and Regulations.
- Builders must obtain a unique gate access code for their & contractors use during the construction period from Nelda Duff (512-756-0707) in the Ranch office.
- Builders and their contractors are required to access the Ranch at the Ranch gate nearest to the building site.
- Owners are expected to instruct their builder/contractors of the proper Ranch access gate and provide a map & written directions to the construction site.
- Contractor gate entry codes will be valid only from 6:30a.m.-6:00p.m. (Central Standard Zone) & 6:30 a.m.-7:00p.m. (Daylight Savings Time). On days when access is needed before 6:30a.m. (such as concrete deliveries for foundation or flatwork pours), Nelda can program the security system to accommodate unique needs.
- All contractors, unless they are being supervised by a property owner, must leave the Ranch by 6:00 p.m. (CST) or 7:00 p.m. (DST). A private security company patrols the Ranch and will enforce this policy.
- Builder and all contractors are expected to comply with road use weight limits (50,000 lbs). Serious damage to our roads will result from overweight vehicles. Owners will be assessed the cost to repair damage to roads caused by overweight vehicles delivering materials to their construction sites. A lay-down yard is provided at the Middle Gate to off-load portions of a total load inside the Middle Gate, deliver a portion of the total load to the site through the required access gate for the particular building site, then returning to pick-up/deliver the excess portion as stipulated.

- Builders and their contractors are expected to comply with the posted speed limit of 20 ½ mph.
- No builder/contractor signs may be posted on the Ranch during construction.
- Street address should be posted at the road for building supplies/material deliveries.
- Builders & contractors are required to keep a clean job site.
- Builders are required to have portable toilets & dumpsters on the job site before construction begins. Use of the community dumpster behind the barn is limited to domestic refuse by owners.
- Discharging firearms, trapping, fishing, injuring or harassing wildlife on the Ranch is prohibited.
- The Association reserves the right to terminate temporary gate code access to builders and contractors, and employees of contractors who choose not to comply with community rules and regulations.

Agreed and understood this ___ day of _____, 20__

(Owner's signature)

(Owner's signature)

Builder/Contractor Signature

WOLF CREEK RANCH OWNERS' ASSOCIATION

Treasurer's Report

May 10, 2014

CPA's Statement of Assets, Liabilities and Equity – 3/31/2014 (Attached)

- Road Reserve (\$175,000), Dock Reserve (\$5,000), Rainy Day (\$50,000) for a total of \$230,000 for future use.

Statement of Income and Expense – 4/30/2014-Estimated (Attached)

- Latest reports from CPA are as of 3/31/2014, so this statement is an unofficial estimate of the 4/30/2014 status.
- Budget adjustments have been made according to last board meeting discussion and subsequent planning meetings to productively use 2013 underspend.

2014 Project Status

- Middle Gate completed- total project \$1,777 over budget (just 5%)
- Fence section replacement (budgeted)
- Firewise Improvements -- Turn brush piles near pavilion to mulch (budgeted and in process)
- Chip-seal trash dumpster area, repair pavilion parking lot, repair dirt road on incline near pavilion (planned & budgeted)
- Repair October 2013 storm damage to road shoulders (budgeted & completed)
- Additional preventative road shoulder fortification with boulders (budgeted & completed)
- Oak tree pruning around barn and mail structure (budgeted & completed)
- Remove brush previously cut along West 2341 fence (budgeted & completed)
- Brush / Prickly Pear abatement work East of middle gate (budgeted & completed)
- Adams creek tinhorn clog removal (planned)

2014 Dues Collection Status

- Two owners with small remaining balances (<\$50) from 2013 rolled into their 2014 balance.
- 54 owners paid in full by 2/15/2014
- 3 owners paid in full with interest by 3/15/2014
- 2 owners paid in full with interest & penalties after 3/15/2014
- 9 owners have remaining balances

Respectfully submitted by Denny Hill, Treasurer.

Wolf Creek Ranch Owners' Association
Statement of Assets, Liabilities, and Equity
As of March 31, 2014

Assets

<i>Current Assets</i>		\$	27,311.84
Cash-Wells Fargo #3191			117,884.06
Cash-Savings Wells Fargo			13,147.88
American Bank of TX-CD 11151			13,624.55
American Bank of TX-CD 10954			13,114.69
American Bank of TX-CD 10999			13,136.68
American Bank of TX-CD 11051			102,798.04
American Bank of TX-CD 11245			22,399.53
American Bank of TX-CD 70279			20,170.81
American Bank of TX-CD 70278			<u>16,080.00</u>
Annual Dues Receivable			359,668.08
Total Current Assets			
<i>Equipment & Fixtures</i>			
Equipment & Fixtures	\$	<u>2,850.00</u>	
		2,850.00	
Accumulated Depreciation		<u>(2,850.00)</u>	0.00
Total Property, Equipment and Fixtures (See Note 2 & 3)			<u>\$ 359,668.08</u>
Total Assets			

Liabilities and Equity

<i>Current Liabilities</i>		\$	497.76
Employment Taxes Payable			37.44
FUTA Payable			<u>406.22</u>
SUTA Payable			941.42
Total Current Liabilities			
<i>Equity</i>			
Capital Maintenance-Road Resurfacing Reserve Fund	\$	175,000.00	
Operations-Sustainability Fund		50,000.00	
Capital Maintenance-Dock Replacement Reserve Fund		5,000.00	
Retained Earnings-Operating Fund		<u>128,726.66</u>	358,726.66
Total Equity			<u>\$ 359,668.08</u>
Total Liabilities & Equity			

See Accountants' Compilation Report

Wolf Creek Ranch Owners' Association
Statement of Income & Expense
as of
April 30, 2014 *(Unofficial)*

Account	←----- Year-to-Date ----->					Total Annual Budget	Annual Budget Remaining
	Actual \$	% of Total	Budget \$	Favorable/(Unfavorable) Amount	Percentage		
INCOME							
4000 Annual Dues Assessments	163,200	75.2%	163,200	0	0.0%	163,200	0
4000 Prior Year Carryover (2013)	52,207	24.1%	52,207	0	0.0%	52,207	0
4002 Dues Interest & Late Fees	1,262	0.6%	1,020	242	23.7%	2,024	762
4005 Grass Lease	0	0.0%	0	0	--	4,600	4,600
4015 Dividend Income	0	0.0%	0	0	--	0	0
4020 Interest Income	372	0.2%	430	(58)	-13.4%	1,390	1,018
4025 Other Income	0	0.0%	0	0	--	0	0
TOTAL INCOME	217,042	100.0%	216,857	184	0.1%	223,421	6,380
OPERATING EXPENDITURES							
Personnel							
5001 Wages	8,336	8.4%	8,640	304	3.5%	24,960	16,624
5010 Payroll Tax Expense	477	0.5%	691	214	30.9%	1,997	1,519
5011 FUTA Expense	37	0.0%	52	14	27.8%	150	112
5012 SUTA Expense	812	0.8%	52	(761)	-1467.2%	150	(663)
5015 Mileage Reimbursement	653	0.7%	900	247	27.4%	2,600	1,947
5020 Contract Labor	2,592	2.6%	2,592	0	0.0%	7,488	4,896
Total Personnel	12,908	13.0%	12,927	19	0.1%	37,344	24,436
Working Ranch Expenses							
5083 Repairs & Maint. - Fences	1,000	1.0%	1,100	100	9.1%	1,900	900
5220 Wildlife Management	59	0.1%	416	357	85.8%	1,248	1,189
Total Working Ranch Expenses	1,059	1.1%	1,516	457	30.2%	3,148	2,089
Security							
5081 Repairs & Maint. - Gates	951	1.0%	800	(151)	-18.9%	2,400	1,449
5091 Telephone - Gates	574	0.6%	540	(34)	-6.3%	1,620	1,046
5096 Utilities-Main Gate	238	0.2%	252	14	5.6%	756	518
5097 Utilities-Middle Gate	165	0.2%	188	23	12.1%	564	399
5099 Utilities-East Gate	189	0.2%	176	(13)	-7.1%	528	339
5500 Security Service	2,800	2.8%	2,800	0	0.0%	8,400	5,600
Total Security	4,916	5.0%	4,756	(160)	-3.4%	14,268	9,352
Roads							
5084 Repairs & Maint. - Roads	57	0.1%	1,200	1,143	95.3%	20,700	20,643
5102 Utilities-Hill Lights	217	0.2%	224	7	3.3%	672	455
5103 Utilities-Hill Lights2	228	0.2%	204	(24)	-11.9%	612	384
Total Roads	502	0.5%	1,628	1,126	69.2%	21,984	21,482
Dock							
5082 Repairs & Maint. - Dock	176	0.2%	352	176	50.0%	1,056	880
5104 Utilities-Dock	197	0.2%	204	7	3.6%	612	415
5600 Lease-Boat Dock	679	0.7%	900	221	24.5%	900	221
Total Dock	1,052	1.1%	1,456	404	27.7%	2,568	1,516
General Maintenance							
5076 Equipment Rental	0	0.0%	0	0	--	0	0
5080 Repairs & Maint. - General	0	0.0%	0	0	--	0	0
5085 Tools, Equipment & Supplies	260	0.3%	200	(60)	-29.8%	600	341
5086 Repairs&Maint.- Facilities/Grounds	6,886	6.9%	6,400	(486)	-7.6%	7,200	314
5210 Groundskeeping	10,400	10.5%	9,450	(950)	-10.1%	36,900	26,500
Total General Maintenance	17,545	17.7%	16,050	(1,495)	-9.3%	44,700	27,155

Wolf Creek Ranch Owners' Association
Statement of Income & Expense
as of
April 30, 2014 (Unofficial)

Account	← Year-to-Date →				Favorable/(Unfavorable) Amount Percentage	Total Annual Budget	Annual Budget Remaining
	Actual \$	% of Total	Budget \$				
Administrative							
5025 Computer & Internet Expense	263	0.3%	274	11	4.0%	738	475
5030 Insurance Expense	2,305	2.3%	2,100	(205)	-9.8%	5,500	3,195
5055 Office Expense	159	0.2%	268	109	40.8%	804	645
5056 Bank Charges	0	0.0%	0	0	--	0	0
5065 Postage & Delivery	182	0.2%	175	(7)	-4.0%	320	138
5068 Memberships, Subscriptions & Misc.	0	0.0%	0	0	--	600	600
5069 Legal Fees	0	0.0%	0	0	--	0	0
5070 Accounting Fees	1,250	1.3%	1,550	300	19.4%	3,950	2,700
5072 Events / Annual Board Mtg	156	0.2%	750	594	79.3%	850	694
5090 Telephone - Office	511	0.5%	484	(27)	-5.6%	1,452	941
5095 Utilities-Barn	356	0.4%	292	(64)	-21.9%	876	520
Total Administrative	5,182	5.2%	5,893	711	12.1%	15,090	9,908
Owner Services							
5101 Utilities-Pavillion	154	0.2%	160	6	3.8%	480	326
5120 Trash Pickup	1,146	1.2%	1,100	(46)	-4.2%	3,300	2,154
5040 Firewise Expense	0	0.0%	668	668	100.0%	2,004	2,004
Total Owner Services	1,300	1.3%	1,928	628	32.6%	5,784	4,484
Taxes, Fees & Miscellaneous							
5300 Property Taxes	1,075	1.1%	1,100	25	2.3%	1,100	25
5400 Licenses & Permits - Dock	25	0.0%	25	0	0.0%	100	75
7000 Federal Income Taxes	348	0.4%	350	2	0.6%	350	2
Total Taxes & Fees	1,448	1.5%	1,475	27	1.9%	1,550	102
5999 Contingency Allowance	0	0.0%	0	0	--	7,449	7,449
TOTAL OPERATING EXPENDITURES	<u>45,912</u>	<u>46.3%</u>	<u>47,629</u>	<u>1,717</u>	<u>3.6%</u>	<u>153,885</u>	<u>107,973</u>
Capital Expenses							
8010 Road Resurfacing Reserve Fd	25,000	25.2%	25,000	0	0.0%	25,000	0
8015 Road Shoulder Fortification	6,000	6.0%	6,000	0	0.0%	6,000	0
8025 Dock Replacement Reserve Fd	5,000	5.0%	5,000	0	0.0%	5,000	0
8030 Fence Section Replacement	0	0.0%	0	0	--	12,000	12,000
8035 Firewise Improvements	0	0.0%	0	0	--	5,000	5,000
8045 Middle Gate Improvements	17,313	17.4%	15,536	(1,777)	-11.4%	15,536	(1,777)
TOTAL CAPITAL EXPENDITURES	<u>53,313</u>	<u>53.7%</u>	<u>51,536</u>	<u>(1,777)</u>	<u>-3.4%</u>	<u>68,536</u>	<u>15,223</u>
TOTAL EXPENDITURES	<u>99,225</u>	<u>100.0%</u>	<u>99,165</u>	<u>(60)</u>	<u>-0.1%</u>	<u>222,421</u>	<u>123,197</u>
NET INCOME	<u>117,817</u>		<u>117,692</u>	<u>125</u>		<u>1,000</u>	

Precipitation Summary on Wolf Creek Ranch Lot AC-2

Month	2007	2008	2009	2010	2011	2012	2013	2014		
January	NR	0.27	0.74	4.80	2.24	1.78	3.12	0.17		
February	NR	0.11	1.01	2.67	0.56	4.16	1.24	0.16		
March	NR	1.98	5.26	3.16	0.28	5.35	3.44	0.79		
April	NR	1.20	4.61	2.09	0.81	0.17	1.68	0.47		
May	NR	4.76	2.02	1.05	3.10	4.08	3.67	0.20		
June	NR	2.69	2.44	2.35	2.18	1.19	2.22	0.00		
July	NR	0.66	0.51	3.26	0.04	2.30	8.32	0.00		
August	NR	4.27	0.69	2.69	1.00	0.79	1.11	0.00		
September	1.16	0.64	6.69	6.74	1.18	3.63	4.76	0.00		
October	0.84	1.26	10.57	0.06	2.50	1.55	6.73	0.00		
November	1.15	0.59	1.61	1.04	0.85	0.00	1.67	0.00		
December	0.48	0.29	1.50	1.16	3.54	0.24	1.54	0.00		
Annual	3.625	18.72	37.65	31.07	18.28	25.24	39.50	1.79		

Annual Rainfall on Wolf Creek Ranch

