

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

11 January 2014

**Attendees:**

Warren Dold, President	Bill Bishop, RR-3
Bob Snyder, Vice President	Carol Weathers, WB-7
Dennis Hill, Treasurer	Jim Fletcher, WB-9B
Lee Kinard, Secretary	Gay & Gary Kriegel
Mike Moore, Board Member	Becky Carlberg
Bob Ring, Board Member	Debra Burge
Carol Dold, ER-7A	Bill Neve
Karol Shepherd, MCW-7C	Evan & Owen Stubbs
Ellis & Frances McKanna, ER-3A	

**Attachments**

Agenda	DRB Report
Sign-in Sheet	Treasurer's Report
Email From Cyndy Barron	Annual Rainfall Totals
Cen-TX Water Coalition Newsletter	

Having confirmed a quorum of directors present to conduct the business of the Association, President Dold called the meeting to order at 9:00 AM in the Dold home, welcoming the board and committee members and guests. President Dold summarized the agenda for the meeting. See attachment.

Meeting minutes of the previous Board meeting of 09 November 2013, 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**

Bud Green continues to have health issues, but he is home once again. We all pray for Bud. He is a good friend of WCR.

Fred Ball had rotator cuff surgery and is recovering and could not be at today's meeting.

Danny Reid had surgery to remove the lower portion of one leg and is undergoing treatments in a hyperbaric chamber and it has improved his recovery.

Acknowledgement of Lee Kinard's efforts to extend the lakeside dock ramp 45 ft. and float the existing dock.

Acknowledgement of Mike Moore's efforts to improve the security and appearance of the middle (construction) gate. The gate is now fully functional and lighting will be added soon. However, there will be no flags so that it can be differentiated from the Main Gate. Everyone agreed that it is a great improvement to the ranch.

From: Warren warrendold@wildblue.net  
Subject: AGENDA for WCROA Meeting on January 11, 2014  
Date: January 4, 2014 at 10:04 PM  
To: Fred Ball fball@bankoftexas.com, Denny Hill dhtx4fr@gmail.com, Lee & Nancy Kinard leekinard@281.com, Mike Moore mtmoore@txwinet.com, Bob Snyder bsnyder@txwinet.com, Bob Ring bobring@elderadoinsurance.com, WARREN DOLD warrendold@gmail.com  
Cc: Bill Bishop bbishop@peregrinepetroleum.com, and Francis McKanna ffrankmckanna@dishmail.com, Becky Carlberg becarlberg@gmail.com, Warren & Colleen Struss wwstruss@gmail.com

Our next board meeting is scheduled for Saturday, January 11th beginning at 9 am at the Dolds house at 3401 Wolf Creek Ranch Road. Owners are always invited and encouraged to attend Owner Association meetings. Meeting notices are posted outside of Nelda's office and at the mailbox kiosk. Nelda will forward this agenda inviting all owners to attend. As usual, try to arrive by 8:45 so we can get started promptly at 9 am.

Our primary topics of discussion will be (1) adoption of a process for nominating and electing two director positions whose terms expire in April and (2) end-of-year financial summary on how actual spending for the year lined up with the 2013 Budget plan.

Fred Ball and Lee Kinard have served two terms as Association directors beginning in 2009 and each will need to decide whether to place their names on the ballot for a successive three year term. Moore and Dold each have two years remaining on their term of office; Snyder, Hill and Ring will be serving the final year of their three year term and will have to decide this time next year whether to run for another term. All directors elected in 2010 and after serve three year terms.

I will mail each of the directors copies of a draft nomination form and ballot later this week for board consideration and action. It will be substantially similar to last year's form, amended only for this year's election.

Order of business follows:

**Lee Kinard** .... Review any changes made to your draft of the November minutes and move to accept the minutes as amended. Next, stand for your well deserved applause and take a bow for having gotten the guideway for the dock extended, mooring cables set and all completed, as planned, before year's end. The dock now is floating - - albeit barely - - with the dock ramp fully extended along the new 45' long guideway section. Formerly, the dock would be substantially grounded when the elevation of Lake Buchanan got down to about 994 - 995'. With the extension, it appears the dock will be floating at lake levels above about 986 - 987'.

**Mike Moore** ... you too will have to surrender to public accolade for managing placement of the third firewater storage tank in Wolf Creek and substantially completing the long awaited upgrade of the Middle Gate. These two additions notably improve security within our community from wild land fire hazards and

unauthorized entry.

**Bill Bishop/McKanna/Carlberg** .... Please brief the board on Design Review Board activities since our last meeting and the status of proposed construction activity pending before the DRB.

**Denny Hill** ... Your report is always a highlight of interest to the board. Bring us current on year-end operating and capital improvement financials. We should also discuss when to commission this year's perimeter fence replacement section.

**Bob Snyder** ... There is always owner interest this time of year in the Managed Land Deer Program harvesting count to date. Please include observations you and any Texas Parks and Wildlife personnel may have made to you about this year's harvest.

**Warren Dold** ... (1) I'll have an update on Bud Green's most recent medical crisis; (2) we have not had a broad discussion about community security issues effecting the ranch in some time. To the best of my knowledge, we have had only two incidents of theft/ vandalism in Wolf Creek in the last eight years. However, given the importance the Association places on security, it seems a good time now to have a discussion about potential opportunities we may have to further safeguard ourselves; (3) status of road shoulder damage repairs following the October rains and plans to tar/ chip the area by the barn adjacent to the dumpsters; (4) Burnet's annual Bluebonnet Festival is scheduled for April 11 - 13, 2014 and, as is the custom, our Wolf Creek Ranch Owners ROUNDUP event is calendared that same weekend on Saturday, April 12th at the Pavillion. We'll discuss reactivating the Roundup Planning Committee who do such a great job each year with table decorations and event theme. Set April 12th from 4 - 7 pm in concrete on your calenders for our annual Roundup event; (5) update the group on activities of our rattlesnake harvesters; (6) briefly discuss and distribute Central Texas Water Coalition's annual report to contributors; and (7) set a date for our next Association meeting.... check calendars for April 26th or May 3rd.

See you Saturday.

Warren

JAN 11, 2014  
Attendance List  
WCROA Meeting

Warren, Carol & Peter Dold

Bill Bishop

LEE KINARD

Ellis & Franci McKanna

JIM FLETCHER

Michael Moor

Evan Stubbs (+ Owen)

B. H. NEVE

Karol Heyland

Carol Weatheris

Kriegels (Gay & Gary)

Becky Carlberg

Delma Burgel

**From:** Wolf Creek Ranch <wolfcktx@tstar.net>  
**Subject:** FW: Rattlesnake Liability Waiver  
**Date:** January 7, 2014 at 11:21 AM  
**To:** Warren <warrendold@gmail.com>

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Hi Warren,  
Would you mind addressing these issues with Cyndy?  
Thanks,  
Nelda

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**From:** Cyndy Barron [mailto:barronsvacuum@att.net]  
**Sent:** Monday, December 16, 2013 10:31 AM  
**To:** Wolf Creek Ranch  
**Subject:** Re: Rattlesnake Liability Waiver

Hey Nelda,  
Well, that sounds like real fun! How do these folks access the ranch on the days of "warm sun"? Think the program is great but we personally have probably had more loss (to people on the ranch taking what they could take) than others in Wolf Creek Ranch...and, since we are right in the front looks like we are good targets. We'll pass on having the our land scoped...actually, in all the years we've been there (used to go EVERY WEEKEND, we've only seen one rattlesnake and it was on the road near the Rings. Saw a beautiful tx water snake that could have easily been mistaken for a rattlesnake at the picnic area but it had a white belly and pupils !( Rattlesnakes are pit vipers w/slits in their eyes.) I took a picture of the good snake but on the rocks it was hard to tell how long he was in the picture...probably 6'...didn't have my measuring tape w/me!

I have concerns about them taking non-poisonous snakes for the good they do w/rats and other critters. So what is the definition of "mostly" as it applies to what they will take? For some reason, people think all snakes are bad and evil. No, I'm not a "snake worshipper" but not all snakes are bad! Rather have a good snake anyday than creepy spiders!!! AND, I'm sure some of those snakes eat creepy spiders!

Will someone be there all the times the folks are there? Do we know these people? Are they granted access for a limited period of time?

We are still very upset about our damage(s)from lowlifes in the ranch whether permitted or not...btw, do we have any security at this point?

Thanks,  
Cyndy  
**From:** Wolf Creek Ranch <wolfcktx@tstar.net>  
**To:** Wolf Creek Ranch <wolfcreek@wolfcreektexas.com>  
**Sent:** Monday, December 16, 2013 8:30 AM  
**Subject:** FW: Rattlesnake Liability Waiver

**From:** Warren [mailto:warrendold@wildblue.net]  
**Sent:** Friday, December 13, 2013 4:49 PM  
**To:** Nelda Duff  
**Subject:** Rattlesnake Liability Waiver

From: Central Texas Water Coalition ourwaterasst@gmail.com  
Subject: CTWC 2013 Year End Update  
Date: December 18, 2013 at 10:40 AM  
To: warrendold@gmail.com



## Water Matters

by

CENTRAL TEXAS  
WATER COALITION

*"Working for Creative Water Solutions"*

December 18, 2013

### CTWC 2013 Year End Update

Dear Friends,

CTWC has had another very busy and productive year, and we certainly have a lot to celebrate. We are proud of the work we have done to protect the water in the upper Colorado River basin, but it is an ongoing struggle, as you know.

Lake Travis and Buchanan have not recovered from the loss of the 433,000 AF of water sent downstream in 2011, but we do have LCRA Board members who are working to make decisions based upon science and not politics as usual. While we have seen more rain in the area this year, it has NOT rained over the watersheds that feed our lakes.

Our goal to educate the 1.5 million residents of Central Texas about water is moving forward slowly but effectively, particularly as this Mega-Drought continues and appears to be with us for as much as ten more years! We must ALL start addressing our water usage and seriously conserve!

We know we would not have had our victories in 2013 without your help. As this year-end approaches, we hope you will consider a contribution to help fund our work. We now also have the Friends of CTWC, a tax-deductible 501(c)(3) nonprofit organization. There's still time for a 2013 tax deduction by sending a check to P O Box 485 Spicewood TX 78669 or donating online at [www.friendsofctwc.com](http://www.friendsofctwc.com).

WE ARE WAITING TO HEAR FINAL INFORMATION, BUT PLEASE MARK YOUR CALENDARS FOR 2 UPCOMING DATES:  
JANUARY 15TH FOR A POSSIBLE MEETING AT TCEQ REGARDING THE EMERGENCY DROUGHT ORDER AND  
LCRA'S JANUARY 2014 BOARD MEETING, WHICH WILL INCLUDE A DISCUSSION OF WATER RATE CHANGES (WE THINK THESE BOARD MEETINGS WILL BE JANUARY 21ST AND 22ND.)  
MORE INFO TO COME AS WE HAVE IT.

#### CTWC's Recap of 2013:

A review of 2013 HAS to start with the Fredericksburg November 2012 LCRA meeting which hundreds of you attended. We all worked to have the LCRA pass an Emergency Drought Order (EDO) that would protect our drinking water. Instead, they voted on an EDO with a 775,000 AF cutoff, only to revisit it in January 2013 and vote for the 850,000 AF cutoff. Senator Kirk Watson and Senator Troy Fraser were instrumental in having the board reconsider and use a less riskv

cutoff. They stated that Central Texas, not rice farms, must be LCRA's chief priority during a drought.

As Texas baked in the ongoing drought, water became the big issue for legislators, and CTWC worked with numerous legislators on water bills. CTWC spent many many days at the Capital during this past legislative session. Rep. Ritter proposed bills that would draw \$2 billion from the State's emergency Rainy Day Fund to establish a water infrastructure bank that would lend money for the State Water Plan (SWP) projects. This was also known as Proposition 6. Sen. Fraser proposed bills to reorganize the Texas Water Development Board, which resulted in three full-time commissioners rather than a part-time board of six, a prioritizing of the SWP projects, and a focus on the need for serious conservation.

In February, thinking outside the box and trying to find a way to help the entire basin, CTWC called on the LCRA to evaluate and implement other opportunities to solve the current and future water supply shortage that exists in the lower Colorado River basin. Specifically, we suggested the LCRA's voluntary acquisition of water-intensive irrigation lands as an affordable, sensible, water-saving action to meet the needs of its firm customers and free up billions of gallons of water a year without lower Colorado River system. LCRA did not choose to consider this option.

The remainder of the legislative session saw Rep. Donna Howard proposing a bill for a sunset review of LCRA (failed), Sen. Birdwell and Rep. Keffer's bill calling for a performance review of LCRA and the BRA (passes), and numerous bills addressing use of new water technology. CTWC was asked to testify at many hearings, and we did recognize that there must be legislation changes in order to protect our drinking water.

Meanwhile, back at LCRA, the Texas Commission on Environmental Quality (TCEQ), which has to approve the proposed Water Management Plan (WMP) submitted by LCRA, decided NOT to approve the WMP. Instead, driven by public concern and comments they are reviewing new hydrological data on the LCRA plan. The new analysis will take at least 10 months. CTWC and our hydrologist, Dr. Jordan Furnans, Intera, also provided new hydrological data to TCEQ. In the meantime, the EDO will keep water in the lakes.

During the summer. There were many concerns around health and safety issues as firefighters fought low water pressure due to low lake levels. The continuing drought impacted home values, school taxes, and continued to severely impact the businesses around the lakes as well as the tourism industry for the third year. Spirits dropped along with the lake levels, as residents began to realize that their drinking water was at risk. Carlos 'N Charlie's, an iconic restaurant on Lake Travis, was only one of the economic victims in Central Texas. Searching for more water, LCRA even considered lowering the level of Lake Austin and other pass-through lakes.

On October 3<sup>rd</sup> CTWC attended the Austin City Council meeting where Austin Water Utility Director Greg Meszaros laid out one forecast with the assumption of continued record-low inflows into the lakes as in 2011. If they do, the lakes go dry in two to three years.

Fall brought no relief from the drought, but it did bring a change in attitude from LCRA as they accepted the fact that drinking water for Central Texas is at risk. A change in the thinking and the new look at water policies in hydrology led LCRA to propose another EDO with a 1.1 million AF cutoff. This passed by an 8 to 7 board vote, and may lead to a new battle at TCEQ as the rice farmers fight to continue using stored water for their rice crops. CTWC and other firm customers will be supporting the 1.1 million AF cutoff, though we think that is still to risky and asked for the trigger to be set at 1.4 million AF. Tentative meeting schedule at the TCEQ on January 15<sup>th</sup>.

In 2013, CTWC was part of 2 documentaries. One on the US drought, which was submitted for SXSW and the 2nd one produced by CNN's Weather Channel titled "Water Wars". We are participating as stakeholders with various regional and state communities such as Andy Samson's Grand Water Challenge Group and another environmental group, The Lakes, Rivers and Bays group. We participated on a Water discussion panel on KXAN and YNN TV. We continue to monitor all LCRA meetings as this current drought breaks records as the worst in Texas history. Look for current information on our website and Facebook.

On December 31, Becky Motal will step down as LCRA General Manager, and Ross Phillips, a current LCRA employee, will serve as interim general manager until the LCRA Board selects the next leader from nation-wide applicants.

CTWC will continue to work to have our water needs recognized by the TWDB and Region K, our regional representation. To date, Region K has not been open to change, but we will persist in

regional representation. To date, Region K has not been open to change, but we will persist in providing scientific data and common sense to the regional committee.

In 2014, we will be hosting Water Town Hall meetings around Central Texas to share our latest data and get your input. Spicewood Vineyard was the host of our latest meeting, and we continue to be thankful for the support from all of you, and businesses such as Sail and Ski for hosting fundraisers.

**BIG NEWS:** Omni Resorts is graciously hosting our 1<sup>st</sup> Annual Golf Tournament Fundraiser to be held May 12, 2014. Watch for more information.

We are thankful for all of the support from YOU as well as our many other partners, businesses, municipalities, water supply companies, and especially Burnet County Judge Donna Klaeger who has helped in a myriad of ways, and our Central Texas elected officials, from mayors to city managers; from commissioners to judges; from representatives and senators.

To continue our work we need your support and your contributions. Thank you again for all you do, and we wish a happy and Safe Holiday to you all!

Jo Karr Tedder , and the CTWC and Friends of CTWC Boards

*Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, its the only thing that ever has. Margaret Mead*

## CTWC Board

Jo Karr Tedder-President  
Dorothy Taylor-VP  
David Lindsay-Secretary  
Bill Aydam- Treasurer  
Tom Harrison  
Janet Caylor  
Alan Tye  
Buddy Harris  
Kevin Klein  
Rusty Brandon  
John Williams  
Pete Clark  
Rick Albers

## Contact



P.O. Box 328 Spicewood, TX 78669

Office 830.798.5433

[www.CentralTexasWaterCoalition.com](http://www.CentralTexasWaterCoalition.com)

[Facebook.com/CentralTexasWater Coalition](https://www.facebook.com/CentralTexasWaterCoalition)

Like us on Facebook 

[Twitter.com/CentralTxWater](https://twitter.com/CentralTxWater)

Give tax deductible donations at Friends of CTWC website: <http://www.friendsofctwc.com>

Click [HERE](#) to sign up for LCRA Daily River Report or updates to the Water Management Plan.



## Design Review Board Activity Report

November 10, 2013 – January 11, 2014

The following requests and actions of Design Review Board took place since the WCROA Board meeting of November 9, 2013:

1. November 10, 2013. Request of Dennis and Sue Hill for a permanent address marker.

DRB Action: The DRB granted approval on November 10, 2013.

2. November 16, 2013. Request of Mike and Joni Moore to extend their stained concrete drive from the cattle guard at their gate to the street.

DRB Action: The DRB granted approval on November 16, 2013.

3. November 27, 2013. Revised application for approval to build a single family dwelling on WB-5B1. A variance has been requested by the Gene and Dorine Petru to place their home at a location that would encroach the 100' setback to the common boundary line with Dennis and Sue Hill on WB-5A. It is the DRB's understanding that the variance request has been proposed to the Hills. The DRB has requested a site plan indicating all distances between the proposed structure and the setback.

DRB Action: DRB action is pending receipt of the site plan and the Hill's approval of the same.

4. December 12, 2013. Revised request for approval by Rick and Marcie Ramos to build a single family dwelling on MCW-6B2.

DRB Action: The DRB granted approval on December 20, 2013.

# WOLF CREEK RANCH OWNERS' ASSOCIATION

## Treasurer's Report

January 11, 2014

### **CPA's Statement of Assets, Liabilities and Equity – 12/31/2013 (Attached)**

- Road Reserve (\$150,000), Dock Reserve (\$0), Rainy Day (\$50,000)  
Funds total \$200,000 for future use.

### **Statement of Income and Expense – 12/31/2013-Final (Attached)**

- Excess Revenue of \$1,978
- Underspent Contract Labor by \$11,693
- Underspent Gate Maint. by \$2,219
- Underspent General Maint. By \$2,154
- Underspent Insurance by \$2,799
- No Legal Fees expended leaving \$1,000
- No unknown unknowns leaving Contingency of \$10,836
- Middle Gate completion delayed --\$15,536 to be paid in 2014
- Fence Replacement projects over by \$317 due to unbudgeted project on Kinard / Evans border
- Firewise Improvements over by \$857 due to unbudgeted water tank addition
- Total 2013 funds available for 2014: \$47,207

### **2014 Budget Adjustments**

- Recommend that the Board decide at this meeting how to allocate unspent funds available from 2013.
- 2014 Possible Budget Additions:
  - Chip seal trash dumpster area (planned)
  - Repair 10/2013 storm damage to road shoulders (in process)
  - Addition road shoulder fortification
  - Increase funds for Firewise Improvements -- firebreak work
  - Prickly Pear Cactus abatement work
  - Additional contribution to Road Reserve Fund

### **2013 Dues Collection Status**

- Two owners with small remaining balances (<\$50) which will be rolled into their 2014 balance.

Respectfully submitted by Denny Hill, Treasurer.

Wolf Creek Ranch Owners' Association  
Statement of Assets, Liabilities, and Equity  
As of December 31, 2013

*Assets*

***Current Assets***

Cash-Wells Fargo #3191	\$	11,332.65
Cash-Savings Wells Fargo		47,861.63
American Bank of TX-CD 11151		13,147.84
American Bank of TX-CD 10954		13,610.83
American Bank of TX-CD 10999		13,101.49
American Bank of TX-CD 11051		13,123.60
American Bank of TX-CD 11245		102,608.29
American Bank of TX-CD 70279		22,348.84
American Bank of TX-CD 70278		20,150.49
Annual Dues Receivable		<u>120.00</u>
<b>Total Current Assets</b>		<b>257,405.66</b>

***Equipment & Fixtures***

Equipment & Fixtures	\$	<u>2,850.00</u>
		2,850.00
Accumulated Depreciation		<u>(2,850.00)</u>
<b>Total Property, Equipment and Fixtures (See Note 2 &amp; 3)</b>		<b>0.00</b>
<b>Total Assets</b>	\$	<b><u>257,405.66</u></b>

*Liabilities and Equity*

***Current Liabilities***

Employment Taxes Payable	\$	514.32
FUTA Payable		42.00
Deferred Revenue		<u>12,000.00</u>
<b>Total Current Liabilities</b>		<b>12,556.32</b>

***Equity***

Capital Maintenance-Road Resurfacing Reserve Fund	\$	150,000.00
Operations-Sustainability Fund		50,000.00
Retained Earnings-Operating Fund		<u>44,849.34</u>
<b>Total Equity</b>		<b>244,849.34</b>
<b>Total Liabilities &amp; Equity</b>	\$	<b><u>257,405.66</u></b>

See Accountants' Compilation Report

**Wolf Creek Ranch Owners' Association**  
**Statement of Income & Expense**  
*as of*  
**December 31, 2013**

Account	<----- Year-to-Date ----->					Total Annual Budget	Annual Budget Remaining
	Actual \$	% of Total	Budget \$	Favorable/(Unfavorable) Amount	Percentage		
<b>INCOME</b>							
4000 Annual Dues Assessments	163,200	74.7%	163,200	0	0.0%	163,200	0
4000 Prior Year Carryover (2011 & 2012)	21,589	9.9%	21,589	0	0.0%	21,589	0
4000 Withdrawal From Dock Fund	25,000	11.4%	25,000	0	0.0%	25,000	0
4002 Dues Interest & Late Fees	2,591	1.2%	1,176	1,415	120.3%	1,176	(1,415)
4005 Grass Lease	4,600	2.1%	4,600	0	0.0%	4,600	0
4015 Dividend Income	0	0.0%	0	0	--	0	0
4020 Interest Income	1,583	0.7%	1,020	563	55.2%	1,020	(563)
4025 Other Income	0	0.0%	0	0	--	0	0
<b>TOTAL INCOME</b>	<b>218,562</b>	<b>100.0%</b>	<b>216,585</b>	<b>1,978</b>	<b>0.9%</b>	<b>216,585</b>	<b>(1,978)</b>
<b>OPERATING EXPENDITURES</b>							
<b>Personnel</b>							
5001 Wages	25,068	15.1%	24,960	(108)	-0.4%	24,960	(108)
5010 Payroll Tax Expense	1,937	1.2%	1,997	60	3.0%	1,997	60
5011 FUTA Expense	42	0.0%	150	108	72.0%	150	108
5012 SUTA Expense	49	0.0%	150	101	67.6%	150	101
5015 Mileage Reimbursement	2,291	1.4%	2,600	310	11.9%	2,600	310
5020 Contract Labor	26,527	15.9%	38,220	11,693	30.6%	38,220	11,693
<b>Total Personnel</b>	<b>55,913</b>	<b>33.6%</b>	<b>68,076</b>	<b>12,163</b>	<b>17.9%</b>	<b>68,076</b>	<b>12,163</b>
<b>Working Ranch Expenses</b>							
5083 Repairs & Maint. - Fences	1,500	0.9%	600	(900)	-150.0%	600	(900)
5220 Wildlife Management	467	0.3%	1,248	781	62.6%	1,248	781
<b>Total Working Ranch Expenses</b>	<b>1,967</b>	<b>1.2%</b>	<b>1,848</b>	<b>(119)</b>	<b>-6.5%</b>	<b>1,848</b>	<b>(119)</b>
<b>Security</b>							
5081 Repairs & Maint. - Gates	1,161	0.7%	3,380	2,219	65.6%	3,380	2,219
5091 Telephone - Gates	1,624	1.0%	1,476	(148)	-10.0%	1,476	(148)
5096 Utilities-Main Gate	751	0.5%	720	(31)	-4.3%	720	(31)
5097 Utilities-Middle Gate	551	0.3%	576	25	4.3%	576	25
5099 Utilities-East Gate	526	0.3%	504	(22)	-4.4%	504	(22)
5500 Security Service	8,400	5.0%	8,400	0	0.0%	8,400	0
<b>Total Security</b>	<b>13,013</b>	<b>7.8%</b>	<b>15,056</b>	<b>2,043</b>	<b>13.6%</b>	<b>15,056</b>	<b>2,043</b>
<b>Roads</b>							
5084 Repairs & Maint. - Roads	3,717	2.2%	3,600	(117)	-3.3%	3,600	(117)
5102 Utilities-Hill Lights	644	0.4%	636	(8)	-1.2%	636	(8)
5103 Utilities-Hill Lights2	669	0.4%	660	(9)	-1.3%	660	(9)
<b>Total Roads</b>	<b>5,030</b>	<b>3.0%</b>	<b>4,896</b>	<b>(134)</b>	<b>-2.7%</b>	<b>4,896</b>	<b>(134)</b>
<b>Dock</b>							
5082 Repairs & Maint. - Dock	1,056	0.6%	1,056	0	0.0%	1,056	0
5104 Utilities-Dock	604	0.4%	600	(4)	-0.6%	600	(4)
5600 Lease-Boat Dock	707	0.4%	900	193	21.4%	900	193
<b>Total Dock</b>	<b>2,367</b>	<b>1.4%</b>	<b>2,556</b>	<b>189</b>	<b>7.4%</b>	<b>2,556</b>	<b>189</b>
<b>General Maintenance</b>							
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	0	0.0%	1,200	1,200	100.0%	1,200	1,200
5086 Repairs&Maint. - Facilities/Grounds	2,106	1.3%	3,060	954	31.2%	3,060	954
<b>Total General Maintenance</b>	<b>2,106</b>	<b>1.3%</b>	<b>4,260</b>	<b>2,154</b>	<b>50.6%</b>	<b>4,260</b>	<b>2,154</b>

**Wolf Creek Ranch Owners' Association**  
**Statement of Income & Expense**  
**as of**  
**December 31, 2013**

Account	<----- Year-to-Date ----->					Total Annual Budget	Annual Budget Remaining
	Actual \$	% of Total	Budget \$	Favorable/(Unfavorable) Amount	Percentage		
<b>Administrative</b>							
5025 Computer & Internet Expense	717	0.4%	738	21	2.8%	738	21
5030 Insurance Expense	5,201	3.1%	8,000	2,799	35.0%	8,000	2,799
5055 Office Expense	976	0.6%	804	(172)	-21.4%	804	(172)
5056 Bank Charges	20	0.0%	20	0	0.0%	20	0
5065 Postage & Delivery	319	0.2%	264	(55)	-21.0%	264	(55)
5068 Memberships / Subscriptions	300	0.2%	300	0	0.0%	300	0
5069 Legal Fees	0	0.0%	1,000	1,000	100.0%	1,000	1,000
5070 Accounting Fees	3,950	2.4%	3,850	(100)	-2.6%	3,850	(100)
5072 Events / Annual Board Mtg	568	0.3%	850	282	33.2%	850	282
5090 Telephone - Office	1,498	0.9%	1,200	(298)	-24.8%	1,200	(298)
5095 Utilities-Barn	818	0.5%	1,056	238	22.5%	1,056	238
<b>Total Administrative</b>	<b>14,367</b>	<b>8.6%</b>	<b>18,082</b>	<b>3,715</b>	<b>20.5%</b>	<b>18,082</b>	<b>3,715</b>
<b>Owner Services</b>							
5101 Utilities-Pavillion	477	0.3%	480	3	0.7%	480	3
5120 Trash Pickup	3,296	2.0%	3,300	4	0.1%	3,300	4
5040 Firewise Expense	0	0.0%	0	0	--	0	0
<b>Total Owner Services</b>	<b>3,773</b>	<b>2.3%</b>	<b>3,780</b>	<b>7</b>	<b>0.2%</b>	<b>3,780</b>	<b>7</b>
<b>Taxes, Fees &amp; Miscellaneous</b>							
5300 Property Taxes	1,083	0.7%	1,150	67	5.8%	1,150	67
5400 Licenses & Permits - Dock	75	0.0%	75	0	0.0%	75	0
7000 Federal Income Taxes	53	0.0%	0	(53)	--	0	(53)
<b>Total Taxes &amp; Fees</b>	<b>1,211</b>	<b>0.7%</b>	<b>1,225</b>	<b>14</b>	<b>1.1%</b>	<b>1,225</b>	<b>14</b>
5999 Contingency Allowance	0	0.0%	10,836	10,836	100.0%	10,836	10,836
<b>TOTAL OPERATING EXPENDITURES</b>	<b>99,748</b>	<b>60.0%</b>	<b>130,616</b>	<b>30,868</b>	<b>23.6%</b>	<b>130,616</b>	<b>30,868</b>
<b>Capital Expenses</b>							
8010 Road Resurfacing Reserve Fd	25,000	15.0%	25,000	0	0.0%	25,000	0
8025 Dock Replacement Reserve Fd	0	0.0%	0	0	--	0	0
8030 Fence Section Replacement	12,317	7.4%	12,000	(317)	-2.6%	12,000	(317)
8035 Firewise Improvements	2,861	1.7%	2,004	(857)	-42.8%	2,004	(857)
8040 Dock Ramp Lengthening	7,000	4.2%	7,000	0	0.0%	7,000	0
8045 Middle Gate Improvements	19,429	11.7%	34,965	15,536	44.4%	34,965	15,536
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>66,607</b>	<b>40.0%</b>	<b>80,969</b>	<b>14,362</b>	<b>17.7%</b>	<b>80,969</b>	<b>14,362</b>
<b>TOTAL EXPENDITURES</b>	<b>166,355</b>	<b>100.0%</b>	<b>211,585</b>	<b>45,230</b>	<b>21.4%</b>	<b>211,585</b>	<b>45,230</b>
<b>NET INCOME</b>	<b>52,207</b>		<b>5,000</b>	<b>47,207</b>		<b>5,000</b>	

Wolf Creek Ranch Owners Association  
2014 Budget

Acct#	Account Name	2014 Budget Total	Percent of Total
<b>Revenue</b>			
4000	Annual Dues Assessments	163,200.00	95.3%
4002	Dues Interest & Late Fees	2,024.00	1.2%
4005	Grass Lease	4,600.00	2.7%
4015	Dividend Income	0.00	0.0%
4020	Interest Income	1,390.00	0.8%
4025	Other Income	0.00	0.0%
	<b>Total Revenue</b>	<b>171,214.00</b>	<b>100.0%</b>
<b>Operating Expenses</b>			
5001	Wages	24,960.00	14.6%
5010	Payroll Tax Expense	1,996.80	1.2%
5011	FUTA Expense	149.76	0.1%
5012	SUTA Expense	149.76	0.1%
5015	Mileage Reimbursement	2,600.00	1.5%
5020	Contract Labor	39,213.00	22.9%
5025	Computer & Internet Expense	738.00	0.4%
5030	Insurance Expense	5,500.00	3.2%
5040	Firewise Expense	2,004.00	1.2%
5055	Office Expense	804.00	0.5%
5056	Bank Charges	0.00	0.0%
5065	Postage & Delivery	320.00	0.2%
5068	Memberships / Subscriptions	300.00	0.2%
5069	Legal Fees	0.00	0.0%
5070	Accounting Fees	3,650.00	2.1%
5072	Events / Annual Board Mtg	850.00	0.5%
5076	Equipment Rental	0.00	0.0%
5080	Repairs & Maint. - General	0.00	0.0%
5081	Repairs & Maint. - Gates	2,400.00	1.4%
5082	Repairs & Maint. - Dock	1,056.00	0.6%
5083	Repairs & Maint. - Fences	1,200.00	0.7%
5084	Repairs & Maint. - Roads	3,600.00	2.1%
5085	Tools, Equipment & Supplies	600.00	0.4%
5086	Repairs&Maint.- Facilities/Grounds	1,200.00	0.7%
5090	Telephone - Office	1,452.00	0.8%
5091	Telephone - Gates	1,620.00	0.9%
5095	Utilities-Barn	876.00	0.5%
5096	Utilities-Main Gate	756.00	0.4%
5097	Utilities-Middle Gate	564.00	0.3%
5099	Utilities-East Gate	528.00	0.3%
5101	Utilities-Pavillion	480.00	0.3%
5102	Utilities-Hill Lights	672.00	0.4%
5103	Utilities-Hill Lights2	612.00	0.4%
5104	Utilities-Dock	612.00	0.4%
5120	Trash Pickup	3,300.00	1.9%
5220	Wildlife Management	1,248.00	0.7%
5300	Property Taxes	1,100.00	0.6%
5400	Licenses & Permits - Dock	100.00	0.1%
5500	Security Service	8,400.00	4.9%
5600	Lease-Boat Dock	900.00	0.5%
5999	Contingency Allowance	7,702.68	4.5%
7000	Federal Income Taxes	0.00	0.0%
	<b>Total Operating Expenses</b>	<b>124,214.00</b>	<b>72.5%</b>
<b>Capital Expenses</b>			
8010	Road Resurfacing Reserve Fd	25,000.00	14.6%
8025	Dock Replacement Reserve Fd	5,000.00	2.9%
8030	Fence Section Replacement	12,000.00	7.0%
8035	Firewise Improvements	5,000.00	2.9%
	<b>Total Capital Expenses</b>	<b>47,000.00</b>	<b>27.5%</b>
	<b>Total Expenses</b>	<b>171,214.00</b>	<b>100.0%</b>
	<b>Net Income (Loss)</b>	<b>0.00</b>	

## 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	0.02
February	NR	0.11	1.01	2.67	0.56	4.16	1.24	0.00
March	NR	1.98	5.26	3.16	0.28	5.35	3.44	0.00
April	NR	1.20	4.61	2.09	0.81	0.17	1.68	0.00
May	NR	4.76	2.02	1.05	3.10	4.08	3.67	0.00
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	0.02



