

WILDERNESS NORTH CONDO ASSOCIATION
CUMULATIVE FINANCIAL REPORT

January 1 - December 31, 2026

INCOME AND EXPENSE CATEGORIES	Annual
INCOME	Budget
Interest Income	\$7,500.00
Insurance Assessment	
Special Assessment	
Maintenance Fees (\$525/month)(\$425 Board)	
Operating Expenses (\$340/month)	\$261,120.00
Reserve Income (\$185/month)(\$85 Board)	\$133,680.00
Misc (late pmt fees, etc.)	
Transfers	
Refund from State Farm	
TOTAL INCOME/TRANSFERS:	\$402,300.00
EXPENSES - Operating	
<i>Admin</i>	
Insurance	\$46,000.00
Legal Fees	\$3,000.00
Misc (postage, supplies, etc.)	\$500.00
Professional Fees	\$2,250.00
Storage Shed	\$1,625.00
Reserve Study	\$0.00
Taxes	\$1,500.00
<i>Buildings Maintenance</i>	\$30,000.00
<i>Snow Removal - Contract</i>	\$50,000.00
<i>Landscaping Contract</i>	\$56,520.00
<i>Landscaping/Special Projects</i>	\$47,730.00
<i>Patios/Sidewalks</i>	\$2,000.00
<i>Roads (repair)</i>	
<i>Sprinkler</i>	\$11,000.00
<i>Wildlife Control</i>	\$3,000.00
<i>Utilities</i>	
Electricity	\$750.00
Water	\$8,500.00
TOTAL OPERATING EXPENSES:	\$264,375.00
RESERVES	
Patios/Sidewalks Replacement	\$3,000.00
Landscaping	\$4,000.00

January 1 - December 31, 2026

INCOME AND EXPENSE CATEGORIES	Annual
INCOME	Budget
Windows/Patio Doors	\$37,000.00
New Roofs	\$50,000.00
Painting	\$40,000.00
TOTAL RESERVE EXPENSES:	\$134,000.00
TOTAL OPERATING & RESERVE EXPENSES:	\$398,375.00
NET RECEIPTS TO DATE:	\$3,925.00