

WWROA Financial Summary: 555 Lots (#547 - #1112)

Category	Funds	Comments
Operating Cash	\$8,005.00	
Reserves @ \$200 per month savings	\$26,515.00	
Total funds	\$34,520.00	

As of:
31-Oct-2011

Category of Delinquency	October Outstanding Balances	
Assessments	\$10,408.00	Another 8 accounts have been turned over to legal.
2008 Special Assessment Funds	\$1,100.00	Past due since 2008
Late Charge Fees Uncollected	\$1,184.00	
Collections & Lien Expenses	\$4,178.00	Costs associated with pursuing delinquent accounts, and should be recoverable.
Legal Expenses	\$15,600.00	All court ordered payments are still being pursued.
Sale Related Fees (owner to pay)	\$2,487.00	
Total:	\$34,957.00	

WWROA Litigation: The Association's successful delinquency collection efforts have funded some of the long-overdue road repairs.

Contractor News: Major repairs to Stone Lake Blvd & Rockin K Ranch Rd were completed 14-Jul-2011: Cattle Dr was completed 29-Jul-2011.

Cable Rd (east) and post monsoon grading completed Oct. 2011. Commercial truck traffic is causing excessive road damage on Cable Rd. east

Annual meeting: Was held on Oct 22 - 1pm @ Deer Valley High School Cafeteria 18424 N. 51st Ave, Glendale. The unofficial meeting minutes have been posted.

2009-2011 Road Expenses		Comments	Status
2009: Invoices #1 - #10		\$71,473 total road work completed in 2009	Paid
2010: Invoices #1 - #9		\$78,166 total road work completed in 2010	Paid
2011: Invoices #1 & #2	\$14,331	Primarily Ranch Rd, 6 Shooter & Cable Rd (west)	Paid
2011: Invoices #3 & #4	\$20,361	Cable Rd (east), Cattle Drive, Section 35 & 6 Shooter, Cory Ln, Mystic Way & Edwards Ranch	Paid
2011: Invoices #5 & #6	\$19,908	Desperado Trail, Stone Lake Blvd, Cable Road (west) & Rocking K Ranch Rd.	Paid
2011: Invoices #7 & #8	\$23,470	Rockin K Ranch Rd & Cattle Drive	Paid
2011: Invoice #9	\$7,649	Cable Rd. & post monsoon grading	Paid
Total 2011 YTD	\$85,719	Road work for 2011 completed - 2012 Road Work will begin ~May/June 2012	

Prepared on 25-Nov-2011 by Ken Vlach - Treasurer, WWROA

Primitive roads will always be problematic in bad weather. That is a Ranch reality, not a failure of road maintenance.