

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

As of:
23-Dec-2009

Category	Funds	
Operating cash		
Reserves @ \$450 per month savings	\$40,457.24	Includes \$12,000 for post monsoon season road repairs
Special assessment	\$5,887.43	
Total funds	\$64,112.88	

Funds not yet received	As of 23-Dec-2009	Comments	Account Summary
Assessments	-\$4,019.00	\$160 improvement from last month	
Special assessments	-\$1,412.00	no change	
Late charge fees uncollected	-\$936.00	\$15 improvement from last month	
Collections / Lien expenses	-\$1,576.00	\$120 improvement from last month	
Legal expenses	-\$7,653.00	no change	
NSF (Bad Check Fees)			
Total:	-\$15,596.00	\$295 improvement from last month	

Delinquencies as of 22-Dec-2009: Delinquencies are down to 20 significant accounts (ranging from ~\$200 to ~\$6322).

Legal council (Carpenter Hazelwood) is coordinating the Association's collection efforts for these accounts.

Current news 11/16-11/27: Our contractor performed road maintenance at the Quail Wash entrance and at Garrett Hill.

Where road conditions permitted, wash-boarding was repaired (moist road bed was needed).

Recent Board financial decisions: 2010 annual dues will remain @ \$159.90 - no increase from 2009. Invoices will be sent out Feb. 2010.

There will be no special assessment in 2010. Special road repairs will be limited to funds available from Delinquency collection efforts.

2009 Road Expenses	Comments	Status
Invoices #1 - #8	\$63,293: Work completed and paid	Paid
Invoice #9 (Nov.23.09)	\$7,080.67: Post monsoon work at Quail Wash & Garrett Hill. Limited wash-board repairs	Open
Invoice #10 (Nov.23.09)	\$1,099.34: Added gravel on Garrett Hill	Open

Prepared on 23-Dec-2009 by: Ken Vlach - Treasurer, WWROA