

## Woodland Park HOA 2021 Budget

Carryover from 2020	\$	815.03
HOA Dues	\$	120,250.00
Great Room Reservations	\$	1,500.00
<b>Total Income</b>	<b>\$</b>	<b>122,565.03</b>

**EXPENSES:**

		<b>Total</b>
Mowing/Weed Control/Fertilizer Contract <sup>1</sup>	\$	42,555.00
Pool Service <sup>2</sup>	\$	26,000.00
Water/Electricity <sup>3</sup>	\$	38,000.00
Insurance <sup>4</sup>	\$	12,000.00
Loan From Developer for 2018-2020 Expenses <sup>5</sup>	\$	95,000.00
Janitorial Services <sup>6</sup>	\$	9,500.00
Mulch and Plants <sup>7</sup>	\$	12,000.00
Mgmt Fee <sup>8</sup>	\$	3,250.00
Miscellaneous Repairs/Expenses <sup>9</sup>	\$	12,000.00
Internet/Phone/TV <sup>10</sup>	\$	4,400.00
Natural Gas <sup>11</sup>	\$	1,000.00
Property Taxes <sup>12</sup>	\$	6,500.00
Pest Control <sup>13</sup>	\$	400.00
Community Events <sup>14</sup>	\$	2,000.00
<b>Total</b>	<b>\$</b>	<b>264,605.00</b>
<b>*Deficit</b>	<b>\$</b>	<b>(142,039.97)</b>

<sup>1</sup> Contract for all mowing, pruning, fertilizing, weed control of the common areas in Woodland Park

<sup>2</sup> Estimate for management/chemicals and lifeguard staffing at the pool. The Board has hired a new pool management company (NW Pool Management) for 2021.

<sup>3</sup> Electricity and Water for pool/clubhouse, irrigation and entrances

<sup>4</sup> Property insurance on pool/clubhouse (half the year), entry walls/signage, fencing and playground as well as GL and umbrella on common area and Directors and Officers policy. We were able to switch insurance carriers in order to save some money while still having the same coverage

<sup>5</sup> The developer loaned the HOA \$5,000 due to a shortfall in 2018, \$25,000 in 2019 and \$65,000 in 2020, which will eventually need to be paid back once the HOA is self-sustaining

<sup>6</sup> Janitorial service and supplies for the clubhouse

<sup>7</sup> Mulch in all beds in the spring and as needed in both playgrounds. Estimate includes cost to replace/trim trees and plants damaged in the ice storm

<sup>8</sup> Management fee for Neighborhood Services Corporation. Includes cost for postage and copies

<sup>9</sup> Budget for miscellaneous repairs/expenses in the neighborhood such as sprinkler repairs, mowing around walking trail, as needed signage, as needed fence repair, HOA website hosting, etc.

<sup>10</sup> TV service in the clubhouse as well as wireless internet and phone line for emergency 911 contact at the pool

<sup>11</sup> Natural gas service at the clubhouse

<sup>12</sup> Cost for property taxes for the pool and clubhouse and all common areas owned by the HOA

<sup>13</sup> Quarterly spraying at the clubhouse