

Woodland Park HOA 2022 Budget

Carryover from 2021	\$	150.31
HOA Dues	\$	165,350.00
Great Room Reservations	\$	2,500.00
Total Income	\$	168,000.31

EXPENSES:		Total
Mowing/Weed Control/Fertilizer Contract ¹	\$	45,555.00
Pool Service ²	\$	45,000.00
Water/Electricity ³	\$	52,500.00
Insurance ⁴	\$	15,000.00
Loan From Developer for 2018-2021 Expenses ⁵	\$	165,000.00
Janitorial Services ⁶	\$	9,500.00
Mulch and Plants ⁷	\$	32,500.00
Mgmt Fee ⁸	\$	3,250.00
Miscellaneous Repairs/Expenses ⁹	\$	17,500.00
Internet/Phone/TV ¹⁰	\$	4,400.00
Natural Gas ¹¹	\$	1,750.00
Property Taxes ¹²	\$	6,500.00
Pest Control ¹³	\$	650.00
Community Events ¹⁴	\$	2,000.00
Total	\$	401,105.00
*Deficit	\$	(233,104.69)

¹ Contract for all mowing, pruning, fertilizing, weed control of the common areas in Woodland Park - increased due to additional landscaping along WP Blvd

² Estimate for management/chemicals, repairs and lifeguard staffing at the pool. The Board has hired a new pool management company (Kraeger Aquatics) for 2022. Includes cost to maintain pool during the offseason. Increased budget amount due to increase in cost of supplies and staffing.

³ Electricity and Water for pool/clubhouse, irrigation and entrances. Increased budget due to additional landscaping along WP Blvd that will be installed in 2022

⁴ Property insurance on pool/clubhouse, entry walls/signage, fencing and playgrounds as well as GL and umbrella on common area and Directors and Officers policy. Increased budget due to a credit we received in 2021 and slight increase in premium

⁵ The developer loaned the HOA \$5,000 due to a shortfall in 2018, \$25,000 in 2019, \$65,000 in 2020 and \$70,000 in 2021, which will eventually need to be paid back once the HOA is self-sustaining

⁶ Janitorial service and supplies for the clubhouse

⁷ Mulch in all beds in the spring and as needed in both playgrounds. Estimate includes \$21k to replace trees and plants damaged in the 2021 freeze

⁸ Management fee for Neighborhood Services Corporation. Includes cost for postage and copies

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

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

¹¹ Natural gas service at the clubhouse

¹² Cost for property taxes for the pool and clubhouse and all common areas owned by the HOA

¹³ Quarterly spraying at the clubhouse and any as needed service for things such as gophers, etc.