

## Woodland Park HOA Actuals 2022

<b>REVENUES:</b>	<b>2022 Actuals</b>	<b>2022 Budget</b>	<b>Difference</b>
Dues	\$ 168,064.54	\$ 165,350.00	\$ 2,714.54
Great Room Reservations	\$ 3,750.00	\$ 2,500.00	\$ 1,250.00
Carryover from 2021	\$ 150.31	\$ 150.31	\$ -
<b>Total Income</b>	<b>\$ 171,964.85</b>	<b>\$ 168,000.31</b>	<b>\$ 3,964.54</b>
<b>EXPENSES:</b>	<b>2022 Total Expenses</b>	<b>2022 Budget</b>	<b>Difference</b>
Mowing/Weed Control/Fertilizer Contract	\$ 45,555.00	\$ 45,555.00	\$ -
Pool Management/Maintenance	\$ 49,037.99	\$ 45,000.00	\$ (4,037.99)
Electricity/Water/Trash	\$ 78,493.87	\$ 52,500.00	\$ (25,993.87)
Insurance	\$ 16,281.00	\$ 15,000.00	\$ (1,281.00)
Janitorial Services	\$ 11,344.72	\$ 9,500.00	\$ (1,844.72)
Mulch and Plants	\$ 31,048.20	\$ 32,500.00	\$ 1,451.80
Mgmt Fee	\$ 3,558.20	\$ 3,250.00	\$ (308.20)
Internet/Phone/TV	\$ 4,509.22	\$ 4,400.00	\$ (109.22)
Natural Gas	\$ 2,019.68	\$ 1,750.00	\$ (269.68)
Pest Control	\$ 505.00	\$ 650.00	\$ 145.00
Property Taxes	\$ 6,507.55	\$ 6,500.00	\$ (7.55)
Miscellaneous Repairs/Expenses	\$ 12,664.84	\$ 17,500.00	\$ 4,835.16
Community Events	\$ 1,943.74	\$ 2,000.00	\$ 56.26
		<b>\$ 236,105.00</b>	<b>\$ (27,364.01)</b>
Estimated/Actual Budget Deficit		\$ (68,104.69)	\$ (91,504.16)
<b>LOAN FROM DEVELOPER:</b>		2018-2021	\$ 165,000.00
		2022	\$ 90,000.00
		Total	\$ 255,000.00

The estimated budget deficit at the beginning of 2022 for the calendar year was \$68,104.69. Mainly due to underestimating the cost of water/electricity/trash (partly caused by a very dry summer/fall) and the additional landscaping on Woodland Park Blvd, the actual deficit at year end was \$91,504.16.

The developer will continue to cover any shortfall for the HOA until it is self-sustaining and will not charge any interest to do so.