

## Woodland Park HOA Actuals 2024

<b>REVENUES:</b>	<b>2024 Actuals</b>	<b>2024 Budget</b>	<b>Difference</b>
Dues	\$ 257,100.92	\$ 248,250.00	\$ 8,850.92
Great Room Reservations	\$ 3,210.00	\$ 5,000.00	\$ (1,790.00)
Carryover from 2023	\$ (12,654.22)	\$ (14,029.22)	\$ 1,375.00
<b>Total Income</b>	<b>\$ 247,656.70</b>	<b>\$ 239,220.78</b>	<b>\$ 8,435.92</b>
<b>EXPENSES:</b>	<b>2024 Total Expenses</b>	<b>2024 Budget</b>	<b>Difference</b>
Mowing/Weed Control/Fertilizer Contract <sup>1</sup>	\$ 61,524.69	\$ 66,000.00	\$ 4,475.31
Pool Management/Maintenance <sup>2</sup>	\$ 50,045.20	\$ 51,000.00	\$ 954.80
Electricity/Water/Trash <sup>3</sup>	\$ 87,762.95	\$ 82,500.00	\$ (5,262.95)
Insurance <sup>4</sup>	\$ 18,847.00	\$ 18,000.00	\$ (847.00)
Replace Damaged Sidewalk Along Douglas <sup>5</sup>	\$ 2,440.00	\$ 2,440.00	\$ -
Janitorial Services <sup>6</sup>	\$ 9,533.31	\$ 10,000.00	\$ 466.69
Mulch and Plants <sup>7</sup>	\$ 8,663.30	\$ 12,500.00	\$ 3,836.70
Mgmt Fee <sup>8</sup>	\$ 5,291.33	\$ 4,750.00	\$ (541.33)
Internet/Phone/TV <sup>9</sup>	\$ 5,178.62	\$ 4,600.00	\$ (578.62)
Natural Gas <sup>10</sup>	\$ 2,387.39	\$ 2,750.00	\$ 362.61
Pest Control <sup>11</sup>	\$ 659.00	\$ 650.00	\$ (9.00)
Property Taxes <sup>12</sup>	\$ 6,603.24	\$ 6,600.00	\$ (3.24)
Miscellaneous Repairs/Expenses <sup>13</sup>	\$ 29,361.49	\$ 30,000.00	\$ 638.51
Community Events <sup>14</sup>	\$ 914.67	\$ 2,000.00	\$ 1,085.33
		<b>\$ 293,790.00</b>	<b>\$ 4,577.81</b>
Estimated/Actual Budget Deficit		\$ (54,569.22)	\$ (41,555.49)

<b>LOAN FROM DEVELOPER:</b>	2018-2023	\$ 360,000.00
	2024	\$ 50,000.00
	Total	\$ 410,000.00

<sup>1</sup> Mowing Contract came in under budget due to the installation of the new landscaping/entrance along Douglas being delayed.

<sup>2</sup> Pool Management/Maintenance costs were as expected.

<sup>3</sup> Electricity/Water/Trash costs were slightly higher than expected.

<sup>4</sup> Insurance was in line with the budget. Premium was slightly higher than expected due to industry increases.

<sup>5</sup> Replacing the damaged sidewalk along Douglas was right on budget.

<sup>6</sup> Janitorial Service/Supplies cost was as expected.

<sup>7</sup> Mulch and plants came in under budget due to the timing of the fall color invoice being paid and putting off some tree replacment until spring.

<sup>8</sup> Management fee slightly higher than expected due to the cost of postage/copies/dues statements being mailed.

<sup>9</sup> Cost slightly higher than expected due to price increases.

<sup>10</sup> Natural gas costs were in line with the budget.

<sup>11</sup> Pest control costs were as expected.

<sup>12</sup> Property tax costs were as expected.

<sup>13</sup> Miscellaneous costs were in line with the budget.

<sup>14</sup> Community Events came in under budget due to the timing of reimbursements being done in January of 2025.

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.