

Woodland Park HOA 2025 Budget

Carryover from 2024	\$	8,444.51
HOA Dues	\$	290,250.00
Great Room Reservations	\$	4,000.00
Total Income	\$	302,694.51

EXPENSES:	Total	
Mowing/Weed Control/Fertilizer Contract ¹	\$	72,500.00
Pool Service ²	\$	52,000.00
Water/Electricity ³	\$	92,500.00
Insurance ⁴	\$	20,000.00
Janitorial Services ⁵	\$	10,000.00
Mulch and Plants ⁶	\$	12,500.00
Mgmt Fee ⁷	\$	5,500.00
Miscellaneous Repairs/Expenses ⁸	\$	30,000.00
Internet/Phone/TV ⁹	\$	5,250.00
Natural Gas ¹⁰	\$	2,500.00
Property Taxes ¹¹	\$	6,600.00
Pest Control ¹²	\$	650.00
Community Events ¹³	\$	2,750.00
Total	\$	312,750.00
*Deficit for 2025	\$	(10,055.49)
**Loan From Developer 2018-2024	\$	410,000.00

¹ Contract for all mowing, pruning, fertilizing, weed control of the common areas in Woodland Park - increased due to additional landscaping along Douglas Blvd/new entrance, which was installed in late 2024.

² Estimate for management/chemicals, and lifeguard staffing at the pool. The Board has retained Kraeger Aquatics for the 2025 season. Budget includes cost to maintain pool during the offseason. Costs should be similar to 2024.

³ Electricity and Water for pool/clubhouse, irrigation and entrances as well as trash service for the clubhouse. Increased budget due to full year of watering additional landscaping along Douglas Blvd./new entrance. Installed rain sensors in 2023 and will continue to adjust sprinklers throughout the year to try and keep water costs down.

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.

⁵ Janitorial service and supplies for the clubhouse

⁶ Mulch in all beds in the spring and as needed in both playgrounds as well as spring/fall color at the entrances. Budget includes replacing plants/trees as needed

⁷ Management fee for Neighborhood Services Corporation. Includes cost for postage and copies for dues statements, letters, etc.

⁸ Budget for miscellaneous repairs/expenses in the neighborhood such as sprinkler repairs, pool repairs, mowing around walking trail and ponds, clubhouse repairs/maintenance, as needed signage, fence repair, HOA website hosting, etc. Anticipate these costs being similar in 2025.

⁹ TV service in the clubhouse as well as wireless internet and phone line for emergency 911 contact at the pool

¹⁰ Natural gas service at the clubhouse

¹¹ Cost for property taxes for the pool and clubhouse and all common areas owned by the HOA

¹² Quarterly spraying at the clubhouse and any as needed service for things such as gophers, wasps, etc.

¹³ Budget for supplies, food, drink, etc. for community events in the neighborhood.

**The developer loaned the HOA \$5,000 due to a shortfall in 2018, \$25,000 in 2019, \$65,000 in 2020, \$70,000 in 2021, \$90,000 in 2022, \$105,000 in 2023 and \$50,000 in 2024, which will eventually need to be paid back once the HOA is self-sustaining.