

Woodridge Terrace HOA

2021 OPERATING BUDGET

112 Units @ \$250

		Per Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5110 Assessments	\$336,000	\$250	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000
5210 Late fee	504	\$0	42	42	42	42	42	42	42	42	42	42	42	42
5220 Collection Recovery	\$400	\$0	400											
5245 Interest	\$12	\$0	1	1	1	1	1	1	1	1	1	1	1	1 *
5255 Miscellaneous Income	\$0	\$0												
5256 Clubhouse Income	\$200	\$0	25			75			75			25		
5400 Repair Cost Recovery	\$0	\$0												
5450 Reserve Transfer	(\$71,568)	(\$53)	-5,964	-5,964	-5,964	-5,964	-5,964	-5,964	-5,964	-5,964	-5,964	-5,964	-5,964	-5,964
Total Revenues	\$265,548	\$198	22,504	22,079	22,079	22,154	22,079	22,079	22,154	22,079	22,079	22,104	22,079	22,079
Administrative Expenses														
7030 Management Fee	\$15,600	\$12	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300 *
7040 Legal Fees	\$1,450	\$1		600		600		250						
7045 Legal Collections	\$0	\$0												
7050 Office Expense	\$0	\$0												
7055 Audit/Taxes Fees	\$1,500	\$0	1,500											*
7060 Printing & Copy Cost	\$1,400	\$1	300		300				200		200		400	
7062 Postage	\$500	\$0	250											250
7075 License (CAI)	\$0	\$0												
7086 Bad Debt Expenses	\$0	\$0												
7090 Misc. Admin. Expenses	\$0	\$0												
	\$20,450	\$15	3,350	1,900	1,600	1,900	1,300	1,550	1,500	1,300	1,500	1,300	1,700	1,550
Total Administrative Expense														
Taxes & Insurance Expenses														
Insurance renewal October	\$38,640	\$29	2,553	2,553	2,553	2,553	2,553	2,553	2,553	2,553	13,110		2,553	2,553
7130 Insurance Premium	\$0													
Assured Partners Estimate	\$38,640	\$29	2,553	2,553	2,553	2,553	2,553	2,553	2,553	2,553	13,110	0	2,553	2,553
Total Insurance Expenses														
Building & Facilities Expenses														
7230 Building & Facilities Rep.	\$2,850	\$2	150	150	300	300	300	300	300	300	300	150	150	150
7250 Light Maintenance	\$150	\$0	\$50				\$50						\$50	
7256 Garage Repairs	\$0	\$0												
7260 Gutter Maint./Clean	\$4,400	\$3				2,200						2,200		
7270 Roof Repairs	\$2,250	\$2					750		750		750			
7280 Plumbing/Sewer Maint.	\$0	\$0	0											
7290 Other Bldg Maintenance	\$0	\$0												
Total Bldg & Facility Expense	\$9,650	\$7	200	150	300	2,500	1,100	300	1,050	300	1,050	2,350	200	150

Utility Expenses

7320 Energy/Gas & Electric	\$3,000	\$2	250	250	250	250	250	250	250	250	250	250	250	250
7370 Water/ Denver	\$57,739	\$43	2,100	2,100	2,100	2,100	2,350	8,800	9,400	13,800	7,289	3,500	2,100	2,100
7371 Englewood Waste	\$24,270	\$18						8,626						15,644
7372 SE Metro Stormwater	\$253	\$0					253							
7380 Trash Removal	\$15,888	\$12	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324
Total Utility Expenses	\$101,150	\$75	3,674	3,674	3,674	3,674	4,177	19,000	10,974	15,374	8,863	5,074	3,674	19,318

Landscape Maintenance

7410 Landscape Maintenance	\$3,000	\$2	250	250	250	250	250	250	250	250	250	250	250	250
7415 Landscape Contract	\$43,500	\$32	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625	3,625
7420 Landscape Renovation	\$6,508	\$5			6,508									
7425 Tree Pruning	\$3,000	\$2					3,000							
7426 Savatree	\$5,200	\$4			5,200									
7428 Flowers	\$500	\$0					500							
7430 Tree & Bush Installation	\$1,500	\$1			1,500									
7429 Deep Root Watering	\$0	\$0												
7432 Leaf Clean-up	\$0	\$0												
7440 Sprinkler Maint. & Repair	\$7,500	\$6				400	1,300	1,160	1,160	1,160	1,160	1,160		
7460 Fence Repairs	\$600	\$0					600							
Total Landscape Expenses	\$71,308	\$53	3,875	3,875	17,083	4,275	9,275	5,035	5,035	5,035	5,035	5,035	3,875	3,875

Property Maintenance

7526 Pest Control	\$250	\$0				250								
7630 Snow Removal	\$18,500	\$14	2,500	3,500	3,500	3,500							3,000	2,500
7635 Sign Purchase & Repairs	\$0	\$0												
7710 Security/Police Patrol	\$0	\$0												
7715 Association Socials	\$0	\$0												
7720 Consulting/Engineering	\$0	\$0												
Total Property Maint.Expenses	\$18,000	\$13	2,500	3,500	3,500	3,000	0	0	0	0	0	0	3,000	2,500

Pool & Recreation Expenses

7810 Pool/Spa Contract	\$4,200	\$3	700		700	700	700	700	700	700				
7815 Pool Supplies & Chemicals	\$1,250	\$1			250		250	250	250	250				
7820 Pool Repairs	\$200	\$0					200							
7831 Clubhouse Expense	\$600	\$0	100		100		100		100		100			100
7832 Pool Keys	\$100	\$0				100								
Total Pool & Recreational Exp.	\$6,350	\$5	100	0	1,050	800	1,250	950	1,050	950	100	0	100	0

Total Expenses	\$265,548	\$198	16,252	15,652	29,760	18,702	19,655	29,388	22,162	25,512	29,658	13,759	15,102	29,946
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Net Profit or Loss	0	\$0	6,252	6,427	-7,681	3,452	2,424	-7,309	-8	-3,433	-7,579	8,345	6,977	-7,867
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RESERVE ACCOUNT

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Reserve Revenues													
	Total												
9220 Painting(5 yrs @200K)	34,536	\$26	2,878	2,878	2,878	2,878	2,878	2,878	2,878	2,878	2,878	2,878	2,878
9230 Roof (50yrs. @ 800K)	12,600	\$9	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050
9240 Mechanical/Pool	1,800	\$1	150	150	150	150	150	150	150	150	150	150	150
9245 Pool (12 yrs @ \$14,500)	4,200	\$3	350	350	350	350	350	350	350	350	350	350	350
9250 Concrete	11,400	\$8	950	950	950	950	950	950	950	950	950	950	950
9255 Asphalt	11,472	\$9	956	956	956	956	956	956	956	956	956	956	956
9260 Fence (20 yrs. @\$55K)	9,000	\$7	750	750	750	750	750	750	750	750	750	750	750
9350 Interest	72	\$0	6	6	6	6	6	6	6	6	6	6	6
Total Reserve Revenues	\$85,080	\$63	7,090	7,090	7,090	7,090	7,090	7,090	7,090	7,090	7,090	7,090	7,090
Reserve Expenses													
9500 Roof Replacement													
9539 Paint									58,000				
9532 Landscape Reno													
9520 Asphalt Overlay													
9534 Tree Prune/Removal													
9540 Concrete							7,500						
9550 Retaining Walls													
9560 Pool Repairs													
Total Reserve Expenses	\$65,500	\$49	0	0	0	0	7,500	0	58,000	0	0	0	0