

Woodridge Terrace HOA

2018 OPERATING BUDGET

112 Units @ \$235

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5110 Assessments	\$315,840	26,320	26,320	26,320	26,320	26,320	26,320	26,320	26,320	26,320	26,320	26,320	26,320
5210 Late fee	504	42	42	42	42	42	42	42	42	42	42	42	42
5220 Collection Recovery	\$400	400											
5245 Interest	\$60	5	5	5	5	5	5	5	5	5	5	5	5
5255 Miscellaneous Income	\$0												
5256 Clubhouse Income	\$200	25			75			75			25		
5400 Repair Cost Recovery	\$0												
5450 Reserve Transfer	(\$63,408)	-5,284	-5,284	-5,284	-5,284	-5,284	-5,284	-5,284	-5,284	-5,284	-5,284	-5,284	-5,284
Total Revenues	\$253,596	21,508	21,083	21,083	21,158	21,083	21,083	21,158	21,083	21,083	21,108	21,083	21,083
Administrative Expenses													
7030 Management Fee	\$14,400	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
7040 Legal Fees	\$2,758		2,158		600								
7045 Legal Collections	\$2,400	1,000		1,000		400							
7050 Office Expense	\$0												
7055 Audit Fees	\$500					500							
7060 Printing & Copy Cost	\$900	200		100				100		100		400	
7062 Postage	\$250	250											
7086 Bad Debt Expenses	\$0												
7090 Misc. Admin. Expenses	\$600	200			200					200			
Total Administrative Expense	\$21,808	2,850	3,358	2,300	2,000	2,100	1,200	1,300	1,200	1,500	1,200	1,600	1,200
Taxes & Insurance Expenses													
7120 Income Tax	\$0												
7130 Insurance Premium	\$39,600	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300
	\$0												
Total Insurance Expenses	\$39,600	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300
Building & Facilities Expenses													
7230 Building & Facilities Rep.	\$5,050	150	150	2,500	300	300	300	300	300	300	150	150	150
7250 Light Maintenance	\$600	\$100		\$100		\$100		\$100		\$100		\$100	
7256 Garage Repairs	\$0												
7260 Gutter Maint./Clean	\$6,000				3,000						3,000		
7270 Roof Repairs	\$2,000					1,000		1,000					
7280 Plumbing/Sewer Maint.	\$0	0											
7290 Other Bldg Maintenance	\$0												
Total Bldg & Facility Expense	\$13,650	250	150	2,600	3,300	1,400	300	1,400	300	400	3,150	250	150

Utility Expenses

7320 Energy/Gas & Electric	\$3,480	290	290	290	290	290	290	290	290	290	290	290	290
7370 Water/ Denver	\$54,736	1,965	1,397	1,914	3,469	7,120	7,466	9,178	7,673	7,289	3,900	1,400	1,965
7371 Englewood Waste	\$24,270							6,270					18,000
7372 SE Metro Stormwater	\$225							225					
7380 Trash Removal	\$12,624	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052	1,052
Total Utility Expenses	\$95,335	3,307	2,739	3,256	4,811	8,462	8,808	17,015	9,015	8,631	5,242	2,742	21,307

Landscape Maintenance

7410 Landscape Maintenance	\$8,580	500	500	860	860	860	860	860	860	860	860	200	500
7415 Landscape Contract	\$35,424	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952	2,952
7420 Landscape Renovation	\$1,170					1,170							
7425 Tree Pruning	\$750							750					
7426 Turf Fert/Weeds Spray (ir	\$3,200				1,200		1,000		1,000				
7428 Flowers	\$1,030					1,030							
7430 Tree & Bush Installation	\$3,787			3,787									
7429 Deep Root Watering	\$0												
7432 Leaf Clean-up	\$0												
7440 Sprinkler Maint. & Repair	\$11,000					3,000	3,000	2,000	2,000	500	500		
7460 Fence Repairs	\$600					600							
Total Landscape Expenses	\$65,541	3,452	3,452	7,599	5,012	9,612	7,812	6,562	6,812	4,312	4,312	3,152	3,452

Property Maintenance

7526 Pest Control	\$900						450		450				
7630 Snow Removal	\$13,500	2,500	3,000	3,000	1,500							1,500	2,000
7635 Sign Purchase & Repairs	\$0												
7710 Security/Police Patrol	\$0												
7715 Association Socials	\$500	500											
7720 Consulting/Engineering	\$0												
Total Property Maint. Expenses	\$14,900	3,000	3,000	3,000	1,500	0	450	0	450	0	0	1,500	2,000

Pool & Recreation Expenses

7810 Pool/Spa Contract	\$4,200			525	525	525	525	525	525	525	525		
7815 Pool Supplies & Chemicals	\$1,250					250	250	250	250	250			
7820 Pool Repairs	\$500					500							
7831 Clubhouse Expense	\$1,200	100	100	100	100	100	100	100	100	100	100	100	100
7832 Pool Keys	\$100				100								
Total Pool & Recreational Expenses	\$7,250	100	100	625	725	1,375	875	875	875	875	625	100	100

Total Expenses	\$258,084	16,259	16,099	22,680	20,648	26,249	22,745	30,452	21,952	19,018	17,829	12,644	31,509
Net Profit or Loss	-4,488	5,249	4,984	-1,597	510	-5,166	-1,662	-9,294	-869	2,065	3,279	8,439	-10,426

RESERVE ACCOUNT

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Reserve Revenues													
	Total												
9220 Painting(5 yrs @200K)	34,536	2,878	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)	7,848	654	654	654	654	654	654	654	654	654	654	654	654
9240 Mechanical/Pool	600	50	50	50	50	50	50	50	50	50	50	50	50
9245 Pool (12 yrs @ \$14,500)	3,024	252	252	252	252	252	252	252	252	252	252	252	252
9250 Concrete	6,900	575	575	575	575	575	575	575	575	575	575	575	575
9255 Asphalt	5,400	450	450	450	450	450	450	450	450	450	450	450	450
9260 Fence (20 yrs. @\$55K)	5,100	425	425	425	425	425	425	425	425	425	425	425	425
9350 Interest	72	6	6	6	6	6	6	6	6	6	6	6	6
Total Reserve Revenues	\$63,480	5,290	5,290	5,290	5,290	5,290	5,290	5,290	5,290	5,290	5,290	5,290	5,290
Reserve Expenses													
9500 Roof Replacement													
9539 Paint													
9532 Landscape Reno(walls)		5,000											
9520 Asphalt Overlay													
9534 Tree Prune/Removal					11,000								
9540 Concrete									10,000				
9550 Retaining Walls													
9560 Pool Repairs		7,600			7,601	7,601							
Total Reserve Expenses	\$48,802	12,600	0	0	18,601	7,601	0	0	10,000	0	0	0	0