

Woodridge Terrace HOA Approved September 15, 2021

2022 OPERATING BUDGET

112 Units @ \$265

Per Month Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

5110 Assessments	\$356,160	\$265	29,680	29,680	29,680	29,680	29,680	29,680	29,680	29,680	29,680	29,680	29,680	29,680
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	(\$77,952)	(\$58)	-6,496	-6,496	-6,496	-6,496	-6,496	-6,496	-6,496	-6,496	-6,496	-6,496	-6,496	-6,496

Total Revenues **\$279,324** **\$208** 23,652 23,227 23,227 23,302 23,227 23,227 23,302 23,227 23,227 23,252 23,227 23,227

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	\$350	\$0	350											
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	\$750	\$1	250					250						250
7075 License (CAI)	\$0	\$0												
7086 Bad Debt Expenses	\$0	\$0												
7090 Misc. Admin. Expenses	\$500	\$0	500											
Total Administrative Expense	\$21,550	\$16	4,200	1,900	1,600	1,900	1,300	1,800	1,500	1,300	1,500	1,300	1,700	1,550

Taxes & Insurance Expenses

Insurance renewal October	\$40,044	\$30	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337
7130 Insurance Premium	\$0	\$0												
Total Insurance Expenses	\$40,044	\$30	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337	3,337

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	\$400	\$0	\$100				\$100			100			\$100	
7256 Garage Repairs	\$0	\$0												
7260 Gutter Maint./Clean	\$5,900	\$4				2,200			1,500			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 **\$11,400** **\$8** 250 150 300 2,500 1,150 300 2,550 400 1,050 2,350 250 150

Utility Expenses

7320 Energy/Gas & Electric	\$3,774	\$3	304	304	304	325	325	325	325	325	325	304	304	304
7370 Water/ Denver	\$57,839	\$43	2,100	2,100	2,100	2,100	2,450	8,800	9,400	13,800	7,289	3,500	2,100	2,100
7371 Englewood Waste	\$24,626	\$18						8,626						16,000
7372 SE Metro Stormwater	\$260	\$0						260						*
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	\$102,387	\$76	3,728	3,728	3,728	3,749	4,359	19,075	11,049	15,449	8,938	5,128	3,728	19,728

Landscape Maintenance

7410 Landscape Maintenance	\$5,500	\$4	500	500	500	500	500	500	500	500	500	500	250	250
7415 Landscape Contract	\$44,400	\$33	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700	3,700
7420 Landscape Renovation	\$5,900	\$4			5,900									
7425 Tree Pruning	\$5,000	\$4					5,000							
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	\$903	\$1											903	
7440 Sprinkler Maint. & Repair	\$8,840	\$7				400	1,300	1,160	1,160	1,160	1,160	2,500		
7460 Fence Repairs	\$600	\$0					600							
Total Landscape Expenses	\$78,343	\$58	4,200	4,200	16,800	4,600	11,600	5,360	5,360	5,360	5,360	6,700	4,853	3,950

Property Maintenance

7526 Pest Control	\$250	\$0						250						
7630 Snow Removal	\$19,000	\$14	3,500	3,500	3,500	3,000							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	\$19,250	\$14	3,500	3,500	3,500	3,000	0	250	0	0	0	0	3,000	2,500

Pool & Recreation Expenses

7810 Pool/Spa Contract	\$4,200	\$3			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	\$279,324	\$208	19,315	16,815	30,315	19,886	22,996	31,072	24,846	26,796	20,285	18,815	16,968	31,215
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Net Profit or Loss	0	\$0	4,337	6,412	-7,088	3,416	231	-7,845	-1,544	-3,569	2,942	4,437	6,259	-7,988
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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