

Woodcove Park HOA - 2021-2022

GL	INCOME	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	Total
4040	Interest Charge	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
4050	Interest Income (Reserve Study)	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$ 60
4060	Late Fee Charges	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$ 360
4070	Lien Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
4090	NSF Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
4110	Home Owner Fee	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$5,182	\$ 62,179
4116	Pre-paid Dues Credit	-\$735	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ (735)
4122	Reinvestment Fee	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$200	\$0	\$ 1,200
4160	Unapplid Cash Payment Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
4170	Uncategorized Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
4220	Delinquency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
4450	Insurance Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
	GROSS OPERATING INCOME:	\$4,682	\$5,217	\$5,417	\$5,217	\$5,417	\$5,217	\$5,417	\$5,217	\$5,417	\$5,217	\$5,417	\$5,217	\$63,064
5000	ADMINISTRATIVE													
5005	Accounting/Bookkeeping Fees	\$355	\$355	\$355	\$355	\$355	\$355	\$355	\$355	\$355	\$355	\$355	\$355	\$ 4,260
5010	Bank Charges	\$5	\$0	\$5	\$0	\$5	\$0	\$5	\$0	\$5	\$0	\$5	\$0	\$ 30
5030	Office Equipment	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 200
5040	Inspections/Reserve Study	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
5060	Management Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
5065	Mileage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
5070	Office Supplies	\$100	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$ 400
5080	Paypal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
5090	Postage	\$100	\$0	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$0	\$0	\$282	\$ 582
5100	Postage/BRM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
5110	Software (Appfolio)	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$ 3,240
5111	Education	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
5112	Website Expenses	\$1,164	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$ 1,879
5120	Board Meetings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
5130	Check Corrections	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
	TOTAL ADMINISTRATION:	\$2,194	\$690	\$695	\$690	\$895	\$690	\$695	\$690	\$795	\$890	\$695	\$972	\$10,591
5140	EVENTS													
5141	Equipment Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750	\$0	\$ 750
5142	Food and Snacks	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250	\$0	\$ 250
5143	Supplies and Materials	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
	TOTAL EVENTS:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$ 1,000
5150	LEGAL FEES													
5151	Documentation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
5152	General Assistance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
5153	Litigation Actions	\$0	\$0	\$175	\$0	\$0	\$175	\$0	\$175	\$0	\$175	\$0	\$175	\$ 875
	TOTAL LEGAL FEES:	\$0	\$0	\$175	\$0	\$0	\$175	\$0	\$175	\$0	\$175	\$0	\$175	\$875

5220	<u>PARKS/Common AREA:</u>													
5221	General Repairs	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$200	\$0	\$0	\$ 800
5223	Landscape Maintenance/Mowing	\$4,340	\$0	\$0	\$0	\$0	\$0	\$4,340	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$ 22,680
5224	Snow Removal/Ice Melt	\$0	\$0	\$0	\$800	\$800	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$ 2,400
5225	Sprinkler Repair/Irrigation	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$1,000	\$1,000	\$2,000	\$ 5,000
5226	Fertilization	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$ 2,000
5227	Tree Trimming	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 3,000
	TOTAL PARKS/Common AREA:	\$7,540	\$0	\$0	\$1,000	\$800	\$1,800	\$5,540	\$2,800	\$2,800	\$5,000	\$3,800	\$4,800	\$35,880
5240	<u>TAXES AND INSURANCE:</u>													
5241	Accountant/Tax Prepration	\$0	\$0	\$0	\$0	\$0	\$475	\$0	\$0	\$0	\$0	\$0	\$0	\$ 475
5242	Non Profit Renewal	\$0	\$0	\$0	\$0	\$0	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$ 175
5244	Property Taxes	\$0	\$112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 112
5246	General Liability Insurance	\$0	\$0	\$0	\$0	\$956	\$0	\$0	\$0	\$0	\$0	\$956	\$0	\$ 1,912
	TOTAL TAX AND INSURANCE:	\$0	\$112	\$0	\$0	\$956	\$475	\$175	\$0	\$0	\$0	\$956	\$0	\$2,674
5270	<u>UTILITIES</u>													
5271	WATER/CANAL WATER SHARES	\$0	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 250
5272	STORM DRAIN	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$ 300
5273	ELECTRICITY	\$350	\$125	\$60	\$50	\$50	\$50	\$50	\$150	\$275	\$325	\$350	\$350	\$ 2,185
	TOTAL UTILITIES:	\$375	\$150	\$335	\$75	\$75	\$75	\$75	\$175	\$300	\$350	\$375	\$375	\$2,735
	TOTAL OPERATING EXPENSES:	\$10,109	\$952	\$1,205	\$1,765	\$2,726	\$3,215	\$6,485	\$3,840	\$3,895	\$6,415	\$6,826	\$6,322	\$53,755
	NET OPERATING INCOME:	-\$5,427	\$4,265	\$4,212	\$3,452	\$2,691	\$2,002	-\$1,068	\$1,377	\$1,522	-\$1,198	-\$1,409	-\$1,105	\$9,309
6000	<u>CAPEX AND REPLACEMENT EXPENSES</u>													
6010	Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
6020	Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ -
	TOTAL CAP/EXP & REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	NET INCOME	-\$5,427	\$4,265	\$4,212	\$3,452	\$2,691	\$2,002	-\$1,068	\$1,377	\$1,522	-\$1,198	-\$1,409	-\$1,105	\$9,309

Woodcove Park HOA - 2021-2022

INCOME		
4040	Interest Charge	Not budgeted for late fees for 2020-2021 season. Moved to Late Fee GL
4050	Interest Income	Budget \$6 a month for the escrow account interest
4060	Late Fee Charges	Interest is 7% per month on past due balances. Est \$30.00/month
4070	Lien Fee	non budgeted line item
4090	NSF Fees	non budgeted line item
4110	Home Owner Fee	Based on 18 homes at \$40.80 a home
4112	Pre-Paid Dues Credit	Budget for 18 free months at \$40.80 each (1 month free offer)
4122	Reinvestment Fees	Budget for six in the year at \$200 each
4160	Unapplied Cash Payment Income	non budgeted line item
4170	Uncategorized Income	non budgeted line item
4220	Delinquency	non budgeted line item
4450	Insurance Services	non budgeted line item
5000 ADMINISTRATIVE		
5005	Accounting/Bookkeeping Fees	Budget \$300 per month
5010	Bank Charges	Budget \$5 every other month for miscellaneous fees
5030	Office Equipment	non-budgeted line item
5040	Inspections/Reserve Study	non-budgeted line item
5060	Management Fees	non-budgeted line item
5065	Mileage	non-budgeted line item
5070	Office Supplies	Budget \$200 three times a year for ink, paper and envelopes. May have to purchase a new printer Approx \$200
5080	Paypal Fees	non-budgeted line item
5090	Postage	Budget \$100 per quarter + an addn'l \$116 for end of year mailings for HO meeting notices in September and the annual PO box rental fee of \$166.00
5100	Postage/BRM	non-budgeted line item
5110	Software	Appfolio is expected to be \$265.75 per a month
5111	Education	non-budgeted line item
5112	Website Expenses	1&1website budgeted at \$15/month, (estimate not approved yet) \$50/mo for Design Genius website monitoring - \$1099 in Oct for website redesign
5120	Board Meetings	No budget this year as presumable all Zoom meetings
5130	Check Corrections	non-budgeted line item
5140 EVENTS		
5141	Equipment Rental	Budget for Community Activity in August timeframe
5142	Food and Snacks	Budget for Community Activity in August timeframe
5143	Supplies and Materials	non budgeted line item
5150 LEGAL FEES		
5151	Documentation	non budgeted line item
5152	General Assistance	non budgeted line item
5153	Litigation Actions	Budget \$175 for miscellaneous court filings 5 times a year
5220 PARKS/Common Area:		
5221	General Repairs	Budget \$200 per quarter for miscellaneous items
5223	Landscape Maintenance/Mowing	Budget \$2,800 a month from April to October for mowing and weeding plus \$1,540 for spring (April) and fall cleanup (October)
5224	Snow Removal/Ice Melt	Budget \$750 a month for snow removal and ice melt. This is an estimate depending on weather conditions.
5225	Sprinkler Repair	Budget for five - \$1000 repairs throughout the summer
5226	Fertilization	Budget for fertilization in November and April at \$1,000 each
5227	Tree Trimming	Tree trimming in October and them May-October at \$585 a time.
5240 TAXES AND INSURANCE		
5241	Accountant/Tax Preparation	Budget \$300 in March for taxes
5242	Business Fees Renewal	Budget \$175 for renewal of non profit status in April
5244	Property Taxes	Budget for small strip of property taxes in November of \$112
5050	General Liability Insurance	Semi-Annual Expenses in Feb and Aug budgeted for \$955.50
5270 UTILITIES		
5271	Water/Canal Water Shares	Yearly payment to theUtah & Salt Lake Canal Company - \$250 in October
5272	Storm Drain	Monthly Payment to West Jordan City for Storm Drain - \$450 a month with an 8% increase in February to \$498
5273	Electricity	Rocky Mountain Power - budgeted increases from Jun - Sep, otherwise approx \$50- \$60 per month
6000 CAPEX AND REPLACEMENT EXPENSES		
6010	Improvements	non-budgeted line item
6020	Purchases	non-budgeted line item