

Woodcove Park HOA - 2025-2026

GL		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	Total
	INCOME													
4040	Interest Charge	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
4050	Interest Income (Reserve Study)	\$ 150.00	\$ 152.55	\$ 155.14	\$ 157.78	\$ 160.46	\$ 163.19	\$ 165.97	\$ 168.79	\$ 171.66	\$ 174.57	\$ 177.54	\$ 180.56	\$1,978.21
4060	Late Fee Charges	\$ 75.00	\$ 75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$900.00
4070	Lien Fee	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
4090	NSF Fees	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$240.00
4101	Opening Balance - Secretary Debit Card	\$375.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$375.00
4110	Homeowner Fee	\$ 7,364.86	\$ 7,364.86	\$ 7,364.86	\$ 7,364.86	\$ 7,364.86	\$ 7,364.86	\$ 7,364.86	\$ 7,364.86	\$ 7,364.86	\$ 7,364.86	\$ 7,364.86	\$ 7,364.86	\$88,378.34
4111	Opening Balance - Sponsorship Money	\$ 1,600.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$1,600.00
4116	Pre-paid Dues Credit	\$ 0.00	\$ (1,159.74)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	(\$1,159.74)
4122	Reinvestment Fee	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$200.00	\$ 0.00	\$ 0.00	\$200.00	\$ 0.00	\$ 0.00	\$200.00	\$600.00
4160	Unapplied Cash Payment Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
4170	Uncategorized Income	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
4180	Capitol Reserve	\$ 818.32	\$ 818.32	\$ 818.32	\$ 818.32	\$ 818.32	\$ 818.32	\$ 818.32	\$ 818.32	\$ 818.32	\$ 818.32	\$ 818.32	\$ 818.32	\$9,819.82
	GROSS OPERATING INCOME:	\$ 10,403.18	\$ 7,270.99	\$8,433.32	\$8,435.96	\$8,438.64	\$8,641.37	\$8,444.14	\$8,446.97	\$8,649.84	\$8,452.75	\$8,455.72	\$8,658.74	\$102,731.63
	5000 ADMINISTRATIVE													
5005	Accounting/Bookkeeping Fees	\$ 1,250.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$1,250.00	\$1,250.00	\$8,475.00
5010	Bank Charges	\$ 0.00	\$ 0.00	\$5.00	\$ 0.00	\$5.00	\$ 0.00	\$5.00	\$ 0.00	\$5.00	\$ 0.00	\$5.00	\$ 0.00	\$25.00
5030	Office Equipment	\$ 0.00	\$ 0.00	\$ 0.00	\$300.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$300.00
5040	Inspections/Reserve Study	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
5070	Office Supplies	\$200.00	\$ 0.00	\$ 0.00	\$125.00	\$ 0.00	\$ 0.00	\$200.00	\$ 0.00	\$ 0.00	\$125.00	\$ 0.00	\$ 0.00	\$650.00
5090	Postage	\$ 78.00	\$ 0.00	\$ 0.00	\$ 0.00	\$78.00	\$ 0.00	\$ 0.00	\$ 0.00	\$78.00	\$ 0.00	\$ 0.00	\$424.00	\$658.00
5110	Software (Appfolio)	\$ 298.00	\$ 298.00	\$ 298.00	\$ 298.00	\$ 298.00	\$ 298.00	\$ 298.00	\$ 298.00	\$ 298.00	\$ 298.00	\$ 298.00	\$ 298.00	\$3,576.00
5112	Website Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$100.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$100.00
	TOTAL ADMINISTRATION:	\$ 1,826.00	\$ 823.00	\$828.00	\$1,248.00	\$906.00	\$923.00	\$1,028.00	\$823.00	\$906.00	\$948.00	\$1,553.00	\$1,972.00	\$13,784.00
	5140 EVENTS													
5141	Equipment Rental	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$1,650.00	\$ 0.00	\$1,650.00
5142	Food and Snacks	\$ 150.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$250.00	\$ 0.00	\$400.00
5143	Supplies and Materials	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
	TOTAL EVENTS:	\$ 150.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$1,900.00	\$ 0.00	\$2,050.00
	5150 LEGAL FEES													
5152	General Assistance	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
5153	Litigation Actions	\$ 0.00	\$ 0.00	\$40.00	\$ 0.00	\$ 0.00	\$40.00	\$ 0.00	\$ 0.00	\$40.00	\$ 0.00	\$ 0.00	\$40.00	\$160.00
	TOTAL LEGAL FEES:	\$ 0.00	\$ 0.00	\$40.00	\$ 0.00	\$ 0.00	\$40.00	\$ 0.00	\$ 0.00	\$40.00	\$ 0.00	\$ 0.00	\$40.00	\$160.00
	5220 PARKS/Common Area:													
5221	General Repairs	\$ 500.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$500.00	\$ 0.00	\$ 0.00	\$500.00	\$ 0.00	\$ 0.00	\$1,500.00
5223	Landscape Maintenance/Mowing	\$ 4,660.00	\$ 3,080.00	\$120.00	\$80.00	\$80.00	\$120.00	\$1,580.00	\$5,410.00	\$3,480.00	\$3,480.00	\$4,230.00	\$3,120.00	\$29,440.00
5224	Snow Removal/Ice Melt	\$ 0.00	\$ 0.00	\$640.00	\$1,280.00	\$1,280.00	\$640.00	\$320.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$4,160.00
5225	Irrigation part-pipelines-elbows-connectors-timers-valve boxes incld labor	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$1,500.00	\$1,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$4,000.00	\$21,500.00
5226	Fertilization - Lawn	\$ 865.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$165.00	\$865.00	\$ 0.00	\$ 0.00	\$165.00	\$ 0.00	\$ 2,060.00
5227	Tree Trimming	\$6,950.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$8,752.50	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$8,752.50	\$24,455.00
5228	Sprinkler heads/repairs	\$ 0.00	\$ 1,540.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$1,000.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,800.00	\$15,340.00
5229	Tree/Shrub Fertilization	\$135.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$135.00	\$ 0.00	\$ 0.00	\$ 0.00	\$135.00	\$ 0.00	\$405.00
5230	Pump Maintenance and Labor	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$4,850.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$4,850.00
5231	Filter Separator - piston repair	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
	TOTAL PARKS/Common Area:	\$ 13,110.00	\$ 4,620.00	\$760.00	\$1,360.00	\$1,360.00	\$760.00	\$18,802.50	\$9,775.00	\$10,980.00	\$11,480.00	\$12,030.00	\$18,672.50	\$98,455.00
	5240 TAXES AND INSURANCE:													
5241	Accountant/Tax Preparation	\$ 0.00	\$ 0.00	\$275.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$275.00
5242	Non Profit Renewal	\$ 0.00	\$ 0.00	\$ 0.00	\$18.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$18.00
5244	Property Taxes	\$ 0.00	\$ 175.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$175.00
5246	General Liability Insurance	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$1,375.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$1,375.00	\$ 0.00	\$2,750.00
	TOTAL TAX AND INSURANCE:	\$ 0.00	\$ 175.00	\$275.00	\$18.00	\$1,375.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$1,375.00	\$ 0.00	\$3,218.00
	5270 UTILITIES													
5271	WATER/CANAL WATER SHARES	\$ 0.00	\$ 250.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$250.00
5272	STORM DRAIN	\$ 25.00	\$ 25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
5273	ELECTRICITY	\$ 450.00	\$ 150.00	\$60.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$25.00	\$300.00	\$425.00	\$450.00	\$1,860.00

Woodcove Park HOA - 2025-2026

		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	Total
	TOTAL UTILITIES:	\$ 475.00	\$ 425.00	\$85.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$50.00	\$325.00	\$450.00	\$400.00	\$2,335.00
	TOTAL OPERATING EXPENSES:	\$ 15,561.00	\$ 6,043.00	\$1,988.00	\$2,651.00	\$3,666.00	\$1,748.00	\$19,855.50	\$10,623.00	\$11,976.00	\$12,753.00	\$17,308.00	\$21,084.50	\$125,257.00
	NET OPERATING INCOME:	\$ (5,157.82)	\$ 1,227.99	\$6,445.32	\$5,784.96	\$4,772.64	\$6,893.37	(\$11,411.36)	(\$2,176.03)	(\$3,326.16)	(\$4,300.25)	(\$8,852.28)	(\$12,425.76)	(\$22,525.37)
6000	CAPEX AND REPLACEMENT EXPENSES													
6010	Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6020	Purchases	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL CAP/EXP & REPLACEMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	NET INCOME	\$ (5,157.82)	\$ 1,227.99	\$6,445.32	\$5,784.96	\$4,772.64	\$6,893.37	(\$11,411.36)	(\$2,176.03)	(\$3,326.16)	(\$4,300.25)	(\$8,852.28)	(\$12,425.76)	(\$22,525.37)

Woodcove Park HOA - 2025 - 2026

<u>INCOME</u>		
4040	Interest Charge	Not budgeted for late fees for 2024-2025 season. Moved to Late Fee GL
4050	Interest Income	Budget .17% per month for the escrow account interest based on 2.05% annually currently being paid as of 7/2025
4060	Late Fee Charges	Interest is 7% per month on past due balances. Est \$75.00/month
4070	Lien Fee	non budgeted line item
4090	NSF Fees	Approx \$20/mo
4101	Opening Balance - Secretary Prepaid Debit Card	Balance of Prepaid debit card used for food and snacks for community events
4110	Homeowner Fee	Based on 127 homes at \$64.43 per unit less \$6.44 per unit transferred to the Capital Reserve Study Monthly
4111	Opening Balance - Sponsorship Money	Sponsorship money in the bank not spent during 2024-2025 budget year. For use for HOA community events
4116	Pre-Paid Dues Credit	Budget for 18 free months at \$64.43 each (1 month free offer)
4122	Reinvestment Fees	Budget for three in the year at \$200 each
4160	Unapplied Cash Payment Income	non budgeted line item
4170	Uncategorized Income	non budgeted line item
4180	Capital Reserve Study	\$6.44 per unit of HOA dues are transferred to the Capital Reserve Fund monthly
4220	Delinquency	non budgeted line item
4450	Insurance Services	non budgeted line item
<u>5000 ADMINISTRATIVE</u>		
		Budget \$525 per month for months Nov - July, increase to \$1,250 in Aug - October additional work for website update ,preparing budget, proxy vote for annual meeting and billing increases for HOA dues for next year
5005	Accounting/Bookkeeping Fees	
5010	Bank Charges	Budget \$300 check stock in Oct 2027
5030	Office Equipment	Possibility of needing to replace printer \$300
5040	Inspections/Reserve Study	0 for this year. \$500 due again in September 2028
5060	Management Fees	non-budgeted line item
5065	Mileage	non-budgeted line item
5070	Office Supplies	Budget \$200 two times a year for ink, \$125 for paper once a year and envelopes.
5080	Paypal Fees	non-budgeted line item
		Budget \$78 per quarter + an addn'l \$198 for end of year mailings for HO meeting notices in September and the annual PO box rental fee of \$26.00
5090	Postage	
5100	Postage/BRM	non-budgeted line item
5110	Software	Appfolio is expected to be \$298 per a month
5111	Education	non-budgeted line item
		Paid GoDaddy for a 5 year subscription. Renew in 2027. Go Daddy email annual renewal fee (incl MS Outlook for info@woodcovehoa.com email). March each year 2026 \$100.00
5112	Website Expenses	
5120	Board Meetings	No budget this year as presumable all Zoom meetings
5130	Check Corrections	non-budgeted line item
<u>5140 EVENTS</u>		
5141	Equipment Rental	Budget for Community Activity in August timeframe
5142	Food and Snacks	Budget for Community Activity in August timeframe

2026 Explanations

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 \$120 for miscellaneous lien releases to be filed with the county recorder

5220 PARKS/Common Area:

5221 General Repairs Budget \$500 3 times a year for miscellaneous repairs to shed and gates
 Budget \$320/mo x 12 for trash can pickup and disposal. \$3,200 a month from April to October for mowing and weeding plus
 5223 Landscape Maintenance/Mowing \$1,540 for spring (April) and fall cleanup (October)
 Budget 4 pushes in Dec, 8 pushes for Jan & Feb, 4 pushes for Mar, 2 pushes for Apr @ \$160 per push for snow removal and ice melt. This is an estimate depending on weather conditions. \$500 every other year for ice melt purchased in bulk Jan 2024. Next time should be in Oct 2025
 5224 Snow Removal/Ice Melt Budget for approx \$5,000 repairs June - August, \$4,000 in September. These are estimates due to possibility of line breaks on
 5225 Irrigation part-pipelines-elbows-connectors-timers-v. 40yr old pipes and experiences from 2024-2025. \$1,500 April and \$1,000 in May.
 Budget for fertilization of the lawns in Late Spring and Early Fall \$839 ea. Early Spring fertilization \$130, Insect & Disease control service May, Jun, Jul morning glory eradication \$130 .
 5226 Fertilization - Lawn
 5227 Tree Trimming Park #3 -balance due remove Willow Tree 2025 October. Park #2 tree trimming \$8,752.50 x 2 = \$17,505
 Budget \$1,540 in May sprinkler system start up plus additional sprinkler repairs and \$1,540 Nov fall shutdown of sprinklers. Plus
 5228 Sprinkler heads/repairs \$1,000+ per month Jun - Aug for anticipated sprinkler repair labor @ \$55/hr.
 5229 Tree/Shrub Fertilization Budget for spraying the trees for insects \$135 per application 3 times per year
 Budget \$3,750 for a replacement of the pump, to store in shed. Should purchase FY 2026. Possible labor cost will be about
 5230 Pump Maintenance and Labor \$1,100 to occur once pump actually needs to be installed
 5231 Filter Separator - piston repair Repairs to the filter and piston

5240 TAXES AND INSURANCE

5241 Accountant/Tax Preparation Budget \$275 in December for taxes
 5242 Business Fees Renewal Budget \$18 for renewal of HOA registry fees
 5244 Property Taxes Budget for small strip of property taxes in November of \$175
 5050 General Liability Insurance Semi-Annual Expenses in Feb and Aug budgeted for \$1375 a 12% increase over the previous year

5270 UTILITIES

5271 Water/Canal Water Shares Yearly payment to the Utah & Salt Lake Canal Company - \$250 in November
 Monthly Payment to West Jordan City for Storm Drain - \$21.89/mo actual for 2025 may increase to \$22.98/mo in 2024-2025. We still have no notice of an increase
 5272 Storm Drain
 5273 Electricity Rocky Mountain Power - budgeted increases from Jun - Dec, otherwise \$0 for Jan - May

6000 CAPEX AND REPLACEMENT EXPENSES

6010 Improvements non-budgeted line item
 6020 Purchases non-budgeted line item