

Board Approval: 09/24/24

Owner Ratification: 11/12/24

Assessments: \$132.00 a quarter
or \$129.50 a quarter with utility
credit

Budget Summary Report
Woodland Village
Dept: 257 - Operating
2025 Budget

	<u>2025 Budget</u>
Assessment Income	
4000 - Residential Assessments	1,063,350.00 *
Total Assessment Income	1,063,350.00
User Fee Income	
4266 - Transfer Processing Fee	2,900.00
Total User Fee Income	2,900.00
Collections Income	
4700 - Collection Processing Fees	6,000.00
4705 - NSF Service Fees	750.00
4710 - Late Fees & Interest	30,000.00
4720 - Legal Reimbursements	100,000.00
Total Collections Income	136,750.00
Other Income	
4805 - Compliance Fees	5,000.00
4810 - Compliance Fines	30,000.00
Total Other Income	35,000.00
Investment Income	
4900 - Interest Earned - Operating Accounts	8,480.00
Total Investment Income	8,480.00
Total Operating Income	1,246,480.00
Administrative	
5010 - Bad Debt	12,500.00
5015 - Bank Charges	750.00
5025 - Collection Charges	6,000.00
5090 - Paper/Envelopes/Postage	35,000.00
5100 - Records Storage	13,500.00
5115 - Web Site Maintenance	750.00
5196 - Miscellaneous Admin Expenses	600.00
Total Administrative	69,100.00
Communications	
5200 - Community Events	2,000.00
Total Communications	2,000.00
Payroll & Benefits	
5300 - Salaries	125,000.00
Total Payroll & Benefits	125,000.00
Insurance	
5445 - General Liability Insurance Premiums	34,000.00
Total Insurance	34,000.00
Utilities	
6000 - Electric/Gas Service	9,750.00
6025 - Water Service	55,000.00
6035 - Trash and Recycling Service	512.00
Total Utilities	65,262.00

**Budget Summary Report
Woodland Village
Dept: 257 - Operating
2025 Budget**

	2025 Budget
Landscaping	
6100 - Grounds & Landscaping - Contract	202,463.00
6110 - Landscape Repair & Maintenance	23,300.00
Total Landscaping	225,763.00
Operations	
6300 - Permits & Licenses	9,100.00
6310 - Backflow Device Inspection	2,400.00
Total Operations	11,500.00
Contracted Services	
6440 - Safety & Security	92,200.00
Total Contracted Services	92,200.00
Repair & Maintenance	
6560 - Fence Repair & Maintenance	60,000.00
6600 - General Repair & Maintenance	20,000.00
6750 - Snow Removal & Supplies	5,000.00
6775 - Vehicle Gas & Maintenance	1,250.00
Total Repair & Maintenance	86,250.00
Professional Services	
7000 - Audit & Tax Services	4,950.00
7020 - Legal Services	25,000.00
7025 - Legal Services - Collections	100,000.00
7040 - Management Fees	181,000.00
7095 - Other Professional Services	2,000.00
Total Professional Services	312,950.00
Other Expenses	
9105 - Reserve Contribution Expense	210,335.00
Total Other Expenses	210,335.00
Total Operating Expense	1,234,360.00
Operating Funds	
1001 - FCB Mule Fund #0359	12,120.00
Total Operating Funds	12,120.00
Total Operating Assets	12,120.00
Total Operating Net Income / (Loss)	0.00

*There will be a \$3.00 a month/\$9.00 a quarter increase to assessments.

**Budget Summary Report
Woodland Village
Dept: RESERVE - Reserve
2025 Budget**

	2025 Budget
Investment Income	
4905 - Reserve Contribution Income	210,335.00
Total Investment Income	210,335.00
Total Reserve Income	210,335.00
Reserve Expenses	
9852 - Fences, Gates & Walls Expenses	15,481.00
9884 - Irrigation Expenses	5,682.00
9886 - Landscape Expenses	31,853.00
9935 - Reserve Study Expenses	1,062.00
9964 - General Expenses	265.00
Total Reserve Expenses	54,343.00
Total Reserve Expense	54,343.00

Woodland Village
RESERVE BUDGET SUMMARY
January 01, 2024 thru December 31, 2024
Board Approved: 09/24/24; Member Ratification: 11/12/24

	2024 Budget
Estimated Beginning Balance 01/31/2024	866,807
Income	
Additions to Reserves	210,360 Note 1
Interest	1,344
Other	0
Total Income	211,704
Annual Reserve Expenses per Study:	189,133
Est. Ending Balance 12/31/24	889,377
Reserve Study Ending Balance 12/31/24	788,842 Note 2

Note 1: The reserve contribution is \$111.00 per lot per month as suggested from the Board approved reserve study of 10/02/23

Note 2: The Woodland Village Reserve Study of Cash Flow Analysis calls for a reserve fund balance of \$788,842.00 at 12/31/24

Note 3: There are no special assessments to fund the reserve account at this time

Note 4: The Reserve study was prepared by Resource1 Consultants
Qualifications of Reserve Study Preparer: State of Nevada Reserve Specialist RSS.0000002
Method for preparing study: Full Funding

Note 5: The complete Reserve Study is available to Owners on www.woodlandvillage.net. Or upon request to the management office (copy charges and postage, if applicable, will be charged). Note: A report including the current estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements is included as part of this budget per NRS 116.31151.