Board Approval: 11/06/25
Owner Ratification: 11/25/25

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

Budget Summary Report
Woodland Village
Dept: 257 - Operating

	2026 Budget
Assessment Income	
4000 - Residential Assessments	1,068,630.00
Total Assessment Income	**1,068,630.00**
User Fee Income	
4266 - Transfer Processing Fee	2,000.00
Total User Fee Income	**2,000.00**
Collections Income	
4700 - Collection Processing Fees	92,500.00
4705 - NSF Service Fees	500.00
4710 - Late Fees & Interest	30,000.00
4720 - Legal Reimbursements	15,000.00
Total Collections Income	**138,000.00**
Other Income	
4805 - Compliance Fees	0.00
4810 - Compliance Fines	30,000.00
Total Other Income	**30,000.00**
Investment Income	
4900 - Interest Earned - Operating Accounts	10,000.00
Total Investment Income	**10,000.00**
Total Operating Income	**1,248,630.00**
Administrative	
5010 - Bad Debt	15,000.00
5015 - Bank Charges	500.00
5025 - Collection Charges	7,500.00
5090 - Office Supplies	13,933.00
5100 - Records Storage	4,700.00
5115 - Web Site Maintenance	880.00
5196 - Miscellaneous Admin Expenses	600.00
Total Administrative	**43,113.00**
Communications	
5200 - Community Events	2,000.00
5210 - Printing & Copying	23,534.00
5215 - Postage	10,496.00
Total Communications	**36,030.00**
Payroll & Benefits	
5300 - Salaries	132,000.00
Total Payroll & Benefits	**132,000.00**
Insurance	
5445 - General Liability Insurance Premiums	40,300.00
Total Insurance	**40,300.00**
Utilities	
6000 - Electric/Gas Service	9,500.00
6025 - Water Service	58,200.00
6035 - Trash and Recycling Service	542.00
Total Utilities	**68,242.00**

Budget Summary Report
Woodland Village
Dept: 257 - Operating

	2026 Budget
Landscaping	
6100 - Grounds & Landscaping - Contract	215,000.00
6110 - Landscape Repair & Maintenance	9,260.00
Total Landscaping	**224,260.00**
Irrigation	
6200 - Irrigation Repair & Maintenance	3,000.00
Total Irrigation	**3,000.00**
Operations	
6300 - Permits & Licenses	8,850.00
6310 - Backflow Device Inspection	2,650.00
Total Operations	**11,500.00**
Contracted Services	
6440 - Safety & Security	96,500.00
Total Contracted Services	**96,500.00**
Repair & Maintenance	
6560 - Fence Repair & Maintenance	50,000.00
6600 - General Repair & Maintenance	4,500.00
6750 - Snow Removal & Supplies	4,000.00
6775 - Vehicle Gas & Maintenance	1,000.00
Total Repair & Maintenance	**59,500.00**
Professional Services	
7000 - Audit & Tax Services	4,950.00
7020 - Legal Services	15,000.00
7025 - Legal Services - Collections	85,000.00
7030 - Legal Services - General Counsel	10,500.00
7040 - Management Fees	185,220.00
7095 - Other Professional Services	2,500.00
Total Professional Services	**303,170.00**
Golf Maint - Other Expenses	
7498 - Mule Deer Fund	12,180.00
Total Golf Maint - Other Expenses	**12,180.00**
Taxes	
9000 - Federal Income Tax	8,500.00
Total Taxes	**8,500.00**
Other Expenses	
9100 - Other Expenses	0.00
9105 - Reserve Contribution Expense	210,335.00
Total Other Expenses	**210,335.00**
Total Operating Expense	**1,248,630.00**
Total Operating Net Income / (Loss)	**0.00**

Budget Summary Report
Woodland Village
Dept: RESERVE - Reserve

	2026 Budget
Investment Income	
4905 - Reserve Contribution Income	210,335.00
Total Investment Income	**210,335.00**
Total Reserve Income	**210,335.00**
Reserve Expenses	
9826 - Common Area Expenses	0.00
9852 - Fences, Gates & Walls Expenses	50,810.00
9884 - Irrigation Expenses	5,306.00
9886 - Landscape Expenses	32,822.00
9935 - Reserve Study Expenses	5,142.00
9964 - General Expenses	0.00
Total Reserve Expenses	**94,080.00**
Total Reserve Expense	**94,080.00**
Total Reserve Net Income / (Loss)	**116,255.00**
Total Association Net Income / (Loss)	**116,255.00**