

**Windjammer Homeowners Association
Financial Statement
December 31, 2019**

	2019	2019	2020	
	Budget	Revised	Budget	
Income		Budget		
Association Income				
Dues Deposit	\$97,920.00	\$99,089.46	\$97,920.00	
Admin Fees/ Interest paid for overdue accts	\$160.00	\$35.59	\$120.00	
Fines collected	\$0.00	\$0.00	\$0.00	
* Interest - all savings except MR	\$340.00	\$477.03	\$25.00	*See note below
Maint Reserve (MR) Interest	\$300.00	\$411.17	\$200.00	
HOA Stmtnt/Pkg Fee	\$280.00	\$300.00	\$200.00	
Legal/Collections Reinbursement	\$0.00		\$0.00	
Repair Reimburs./CONO grant	\$0.00		\$0.00	
Other Income	\$0.00		\$0.00	
TOTAL INCOME	\$99,000.00	\$100,313.25	\$98,465.00	
Property Expenses				
Covenant Compliance	\$5,600.00	\$4,782.93	\$5,760.00	
Trash Collection	\$31,575.00	\$30,756.00	\$31,987.00	
Landscape Maint Contr	\$13,655.00	\$13,924.00	\$15,400.00	
**Landscaping - Other	\$2,300.00	\$5,350.89	\$4,000.00	**See note below
Sprinkler - Repairs	\$2,400.00	\$4,422.00	\$6,000.00	
Repairs	\$3,500.00		\$3,500.00	
Utilities	\$14,500.00	\$11,159.74	\$12,500.00	
DDSS/CSPD	\$7,000.00	\$7,084.30	\$8,000.00	
Maintenance Reserve Interest	\$300.00	\$411.17	\$200.00	
Maintenance Reserve Transfer	\$4,000.00	\$2,000.00	\$4,000.00	
TOTAL	\$84,830.00	\$79,891.03	\$91,347.00	
Administrative				
Clerical***	\$6,000.00	\$5,850.00	\$7,150.00	***See note below
Printing/Postage/Supplies**	\$1,200.00			
Legal - Lawyer	\$800.00	\$1,550.00	\$500.00	
Legal - Filing Fees	\$39.00	\$26.00	\$39.00	
Insurance	\$3,800.00	\$3,172.00	\$2,800.00	
Taxes/Storm water	\$130.00	\$191.00	\$250.00	
Miscellaneous - total	\$1,500.00	\$3,656.70	\$1,200.00	
Recycle Event	\$0.00	\$0.00	\$350.00	
P.O. Box fee,	\$96.00	\$96.00	\$96.00	

Tax Prep	\$325.00	\$325.00	\$400.00
TOTAL	\$13,890.00	\$14,866.70	\$12,785.00
TOTAL EXPENSES	\$98,720.00	\$94,757.73	\$104,132.00
** New Administrative contract combines the Printing/Postage/Supplies to be done by Administrative Clerk			
Net Income (Loss) of			(\$5,667)

Actual Balances as of	12/31/2019
Checking Account 10	\$8,383.68
Bus. Sav. 00	\$100.01
Maint. Reserve Acct 95, CD 66-67	\$41,856.17
Money Market 96, CD 61-65	\$40,114.20
TOTAL:	\$90,454.06

NOTES:
* Lower interest projected for 2020 due to all CD's closed out to ensure payment for Landscaping of Union
** Not included but taken from Maint Res Acct 95 was: Union Landscaping cost of \$45467.89; May Snowstorm cost of \$13290 (Snowstorm costs: Includes Nobel Tree chipping, Greener Grass cleanup ; Front Range cleanup & tree branch removal in HOA & Lexington tree cleanup)
*** Contract change to ADMIN contract to include purchase of all printing, postage and supplies

