

Windjammer Homeowners Association
Financial Statement
31-Dec-21

	2021 Budget	2021 Actual	2022 Budget
Association Income			
Dues Deposit	\$ 108,800.00	\$ 104,231.65	\$ 108,800.00
Interest paid for overdue accts/ Admin Fees	\$ 120.00	\$ 320.00	\$ 60.00
Fines collected	\$ -	\$ 465.00	\$ -
Interest - all savings except MR	\$ 60.00	\$ 67.97	\$ 60.00
Maint Reserve Interest	\$ 60.00	\$ 75.26	\$ 60.00
HOA Stmtnt/Pkg Fee	\$ 120.00	\$ 2,060.00	\$ 800.00
Legal/Collections Reinbursement	\$ -	\$ -	\$ -
Repair Reimburse	\$ -	\$ -	\$ -
Other Income	\$ -	\$ 2,000.00	\$ -
TOTAL INCOME	\$ 109,160.00	\$ 109,219.88	\$ 109,780.00
Property Expenses			
Covenant Compliance	\$ 5,880.00	\$ 5,880.00	\$ 6,060.00
Trash Collection	\$ 31,987.00	\$ 31,680.00	\$ 32,948.00
Landscape Maint Contr	\$ 15,400.00	\$ 15,347.70	\$ 15,942.00
Landscaping - Other (Snow removal)	\$ 4,000.00	\$ 9,786.15	\$ 4,000.00
Sprinkler - Repairs	\$ 10,000.00	\$ 15,820.09	\$ 12,500.00
Repairs	\$ 3,500.00	\$ -	\$ 3,500.00
Utilities	\$ 11,000.00	\$ 7,202.44	\$ 8,000.00
DDSS/CSPD/ WEB	\$ 8,000.00	\$ 5,747.20	\$ 1,200.00
Maintenance Reserve Interest	\$ 60.00	\$ 75.26	\$ 60.00
Maintenance Res Trfr (+Interest)	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
TOTAL	\$ 93,827.00	\$ 95,538.84	\$ 88,210.00
Administrative Expenses			
Clerical Assistance	\$ 7,320.00	\$ 7,320.00	\$ 7,500.00
Legal - Lawyer	\$ 1,200.00	\$ 385.00	\$ 800.00
Legal - Filing Fees	\$ 50.00	\$ -	\$ 39.00
Insurance	\$ 4,000.00	\$ 4,674.00	\$ 4,000.00
Taxes/Storm water	\$ 300.00	\$ 58.65	\$ 100.00
Miscellaneous	\$ 1,200.00	\$ 1,427.85	\$ 800.00
Recycle Event	\$ 350.00	\$ 222.22	\$ 300.00
P.O. Box fee,	\$ 116.00	\$ 118.00	\$ 125.00
Tax Prep	\$ 400.00	\$ 275.00	\$ 325.00
TOTAL	\$ 14,936.00	\$ 14,480.72	\$ 13,989.00
TOTAL EXPENSES	\$ 108,763.00	\$ 110,019.56	\$ 102,199.00

Net Income (Loss) of	\$	397.00	\$	(799.68)	\$	7,581.00
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Actual Balances as of	12/31/21
Checking Account 10	\$6,013.10
Bus. Sav. 00	\$305.55
Maint. Reserve Acct 95	\$40,010.14
Money Market 96	\$30,245.06
TOTAL:	\$76,573.85