Windjammer Homeowners Association Financial Statement January 16, 2023

	2023														2022
	Budget	January	February	March	April	May	June	July	August	September	October	November	December	YrToDate	Budget
Association Income														1	-
Dues Deposit	\$108,800.00														\$108,800.00
Admin Fees/Interest	\$60.00														\$60.00
Fines collected															
Interest - except MR	\$60.00														\$60.00
Maint Reserve Interest 95	\$60.00														\$60.00
HOA Stmnt/Pkg Fee	\$500.00														\$500.00
Repair Reimbursement	\$000.00														4000.00
Legal, Lien Reimbursement															-
Other Income														1	
	\$109,480.00														\$109,480.00
	\$100,100.00														\$100,100.00
Property Expenses														1	
Covenant	\$6,240.00														\$6,240.00
Trash Collection	\$33,900.00								ļ						\$33,900.00
Landscape Maint Contr	\$17,136.00														\$17,136.00
Landscaping - Other	\$4,000.00														\$4,000.00
Sprinkler - Repairs	\$10,000.00														\$10,000.00
Repairs	\$3,500.00														\$3,500.00
Utilities	\$9,500.00														\$9,500.00
Website	\$1,300.00														\$1,300.00
Maintenance Reserve Interest	\$60.00														\$60.00
Transfer to Maintenance Reserve	\$4,000.00														\$4,000.00
TOTAL	\$89,636.00														\$89,636.00
Administrative															
Clerical	\$7,680.00														\$7,680.00
Printing/Postage/Supplies															
Legal - Lawyer Fees	\$800.00														\$800.00
Legal - Filing Fees	\$50.00														\$50.00
Insurance	\$4,500.00														\$4,500.00
Taxes/Storm water	\$100.00														\$100.00
Miscellaneous - other															
Transaction Fees	\$3,000.00														\$3,000.00
Clean Up Event	\$100.00														\$100.00
Post Office Box Fee	\$190.00														\$190.00
Tax Preparation	\$325.00														\$325.00
TOTAL	\$16,745.00														\$16,745.00
TOTAL EXPENSES	\$106,381.00													1	\$106,381.00
Net Income (Loss) of	\$3,099.00													1	\$3,099.00
Actual Balances as of	8/1/22		•		•	•			•	•		•	•	•	
		1													
Checking Account 10	\$39,028.14														
Bus. Sav. 00	312.29														
Maint. Reserve Acct 95	42,063.34														
Money Market 96	30,285.36	1													

\$111,689.13

TOTAL:

Windjammer Homeowners Association Proposed Budget 2023 November 5, 2022

	202	2023		
	Budget	Actuals	Budget	
Association Income	¥			
Dues Deposit	\$108,800.00	\$107,987.28	\$108,800.00	
Admin fees/Interest	\$60.00	\$1,859.71	\$60.00	
Fines collected	,	· ,	\$0.00	
Interest - all savings	\$60.00	\$107.60	\$60.00	
Maint Reserve Interest 95	\$60.00	\$82.36	\$60.00	
HOA Stmnt/Pkg Fee	\$800.00	\$1,200.00	\$500.00	
Repair Reimbursement	+	+ - ,	\$0.00	
Legal, Lien Reimbursement			\$0.00	
Other Income			\$0.00	
TOTAL INCOME	\$109,780.00	\$111,236.95	\$109,480.00	
Property Expenses				
Covenant Compliance	\$6,060.00	\$6,060.00	\$6,240.00	
Trash Collection	\$32,948.00	\$32,646.24	\$33,900.00	
Landscape Maint Contr	\$15,942.00	\$16,375.02	\$17,136.00	
Landscaping - Other	\$4,000.00	\$4,881.07	\$4,000.00	
Sprinkler - Repairs	\$12,500.00	\$2,926.65	\$10,000.00	
Repairs	\$3,500.00		\$3,500.00	
Utilities	\$8,000.00	\$10,315.49	\$9,500.00	
Website	\$1,200.00	\$1,288.00	\$1,300.00	
Maintenance Reserve Interest	\$60.00	\$82.36	\$60.00	
Emergency Reserve Transfer	\$0.00	\$14,000.00		
Maintenance Reserve Transfer	\$4,000.00	\$4,000.00	\$4,000.00	
TOTAL	\$88,210.00	\$92,574.83	\$89,636.00	
Administrative Expenses				
Administrative Expenses	¢7 500 00	¢7 500 00	¢7 690 00	
Clerical	\$7,500.00	\$7,500.00	\$7,680.00	
Printing/Postage/Supplies	\$0.00	\$244.43	\$0.00	
Legal - Lawyer Fees	\$800.00	\$106.50	\$800.00	
Legal - Filing Fees	\$39.00	\$10.00	\$50.00	
Insurance	\$4,000.00	\$2,065.00	\$4,500.00	
Taxes/Storm water	\$100.00	\$116.10	\$100.00	
Miscellaneous - other	** **	.	AC ACC A	
Transaction Fees	\$0.00	\$1,864.38	\$3,000.00	
Clean Up Event	\$300.00	\$48.45	\$100.00	
Post Office Box Fee	\$125.00	\$182.00	\$190.00	
Tax Preparation	\$325.00	\$294.00	\$325.00	
TOTAL	\$13,189.00	\$12,430.86	\$16,745.00	
TOTAL EXPENSES	\$101,399.00	\$105,005.69	\$106,381.00	
Net income or (loss)	\$8,381.00	\$6,231.26	\$3,099.00	

Actual Balances as of	1/2/23			
Checking Account 10	\$12,784.52			
Bus. Sav. 00	\$45.70			
Maint. Reserve Acct 95	\$44,098.97			
Money Market 96	\$44,311.74			
TOTAL:	\$101,240.93			