

Windjammer Homeowners Association
Proposed Budget 2023
November 5, 2022

	2022		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 Stmt/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			
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			
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