

Windward Pointe HOA				
2023 Approved Budget				
January 2022 through December 2023				
	2022 YTD Actual	2022 Budget	2023 Approved Budget	Notes
Ordinary Income/Expense				
Income				
Assessment Income				
Annual Assessments	71,760.00	71,760.00	78,936.00	2023- 10% BOD approved increase
Late Fees	135.00	0.00	0.00	
Total Assessment Income	71,895.00	71,760.00	78,936.00	
Other Income				
Interest Income	0.00	0.00	0.00	
Other Owner Fees	30.00	0.00	0.00	Pool FOBs Replacements / Bank Fees
Total Other Income	30.00	0.00	0.00	
Total Income	71,925.00	71,760.00	78,936.00	
Expense				
Administration				
Accounting	225.00	225.00	225.00	Annual Tax Filings
Communication Expenses	250.00	300.00	300.00	Quarterly Newsletters
Insurance	2,972.22	3,900.00	2,600.00	D&O, GL, and Hazard
Management Contract	9,900.00	9,900.00	9,900.00	Accounting, Administrative, Inspections, Meetings
Misc	10.00	0.00	0.00	Bank Fees, etc...
Social Events	1,200.00	1,500.00	3,000.00	Several HOA Functions
Total Administration	14,557.22	15,825.00	16,025.00	
Grounds Upkeep				
Grounds Contract	12,650.00	14,400.00	14,484.00	Basic Grounds Maintenance- 2023 Increase
Grounds Other	6,000.00	6,000.00	1,750.00	Mulch (annual), Trees and Other Projects (incidentals)
Irrigation Water	103.00	300.00	0.00	Shutting Down Meter
Total Grounds Upkeep	18,753.00	20,700.00	16,234.00	
Pool Facilities				
Electric Fees	4,890.00	4,500.00	5,460.00	Pool & Pool Area Lights
Maintenance & Repairs	3,455.43	2,500.00	2,500.00	Equipment and Facility Repairs (Incidentals)
Paint & Supplies	1,300.00	500.00	500.00	Volunteer Project Supplies
Pool Permits	768.87	425.00	425.00	Pool Permits & Related Repairs
Pool Management	11,618.00	12,960.00	13,240.00	Day to Day Maintenance- 2023 Increase
Pool Phone	1,220.00	1,680.00	1,500.00	Phone (mandatory) & Internet (optional)
Pool Water	950.00	1,200.00	1,200.00	Pool Water
Security	504.00	850.00	0.00	Pool Cameras and FOB system
Total Pool Facilities	24,706.30	24,615.00	24,825.00	
Total Expense	58,016.52	61,140.00	57,084.00	
Net Ordinary Income	13,908.48	10,620.00	21,852.00	Operating Surplus to Reserves
Other Income/Expense				
Other Expense				
Capital Reserve Projects				
Entrance Renovations	0.00	1,000.00	0.00	Landscaping, Lights & Signs
Pool Renovations	0.00	1,500.00	0.00	Major Restoration or Repairs
Poolhouse Renovations	5,400.00	5,000.00	0.00	Painting, Repairs, etc...
Total Capital Reserve Projects	5,400.00	7,500.00	0.00	
Total Other Expense	5,400.00	7,500.00	0.00	
Net Other Income	--5,400.00	--7,500.00	0.00	
Net Income	8,508.48	3,120.00	21,852.00	Target Minimum of \$10k Reserve Increase