

Windward Pointe HOA Income & Expense Report January 2023 through December 2024				156 homes x \$506 annually	(10% increase) 156 homes x \$556 annually (\$139 per Quarter)		
				2023 YE Projected	2023 Budget	2024 Budget	Notes
Ordinary Income/Expense							
Income							
Assessment Income							
			Annual Assessments	78,936.00	78,936.00	86,736.00	10% BOD approved increase
			Late Fees	105.00	0.00	0.00	
			Total Assessment Income	79,041.00	78,936.00	86,736.00	
Other Income							
			Interest Income	0.00	0.00	0.00	
			Other Owner Fees	0.00	0.00	0.00	
			Total Other Income	0.00	0.00	0.00	
			Total Income	79,041.00	78,936.00	86,736.00	
Expense							
Administration							
			Accounting	230.00	225.00	230.00	Annual Tax Filings
			Communication Expenses	150.00	300.00	150.00	Quarterly Newsletters
			Insurance	2,802.00	2,600.00	2,900.00	D&O, GL, and Hazard
			Management Contract	9,900.00	9,900.00	9,900.00	Accounting, Administrative, Inspections, Meetings
			Misc	0.00	0.00	0.00	Bank Fees, etc...
			Social Events	2,750.00	3,000.00	3,300.00	Several HOA Functions
			Total Administration	15,832.00	16,025.00	16,480.00	
Grounds Upkeep							
			Grounds Contract	14,427.00	14,484.00	14,916.00	
			Grounds Other	1,910.34	1,750.00	3,000.00	
			Irrigation Water	105.00	0.00	0.00	
			Total Grounds Upkeep	16,442.34	16,234.00	17,916.00	
Pool Facilities							
			Electric Fees	5,550.00	5,460.00	5,640.00	Pool & Pool Area Lights (Duke increased rates)
			Maintenance & Repairs	1,500.00	2,500.00	2,500.00	Equipment and Facility Repairs (Incidentals)
			Plants & Misc. Supplies	0.00	500.00	1,000.00	Pool Committee Volunteer Project Supplies
			Pool Permits	456.71	425.00	500.00	Pool Permits & Related Repairs
			Pool Management	13,240.00	13,240.00	13,600.00	Day to Day Maintenance- 2024 Increase
			Pool Phone & Internet	1,600.00	1,500.00	1,600.00	Phone (mandatory) & Internet (optional)
			Pool Water	1,300.00	1,200.00	1,500.00	
			Security	1,750.00	0.00	495.00	Pool Cameras and FOB system
			Total Pool Facilities	25,396.71	24,825.00	26,835.00	
			Total Expense	57,671.05	57,084.00	61,231.00	
			Net Ordinary Income (savings)	21,369.95	21,852.00	25,505.00	Operating Surplus to Reserves before Expenses
Other Income/Expense							
Other Expense							
Capital Reserve Projects							
			Entrance Renovations	0.00	0.00	0.00	
			Pool Renovations	836.45	0.00	8,000.00	County VGB Certification + New Pump
			Poolhouse Renovations	14,411.30	0.00	3,000.00	Pool drain Repair
			Total Capital Reserve Projects	15,247.75	0.00	11,000.00	
			Total Other Expense	15,247.75	0.00	11,000.00	
			Net Other Income	--15,247.75	0.00	--11,000.00	
			Net Income (savings)	6,122.20	21,852.00	14,505.00	Projected Surplus to Reserves

In 2025, we will have the entrance work to consider plus major pool surface repairs. In 2016, the pool deck will be 9 years old and about 3 years from replacement. We must start saving as much money as possible to afford such future expenses without the need for a special assessment or loan.