

Windward Pointe HOA 2024 Budget 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
<p>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.</p>					