

# Windward Pointe HOA

## 2026 Budget

|                                | YE Projected | 2025 Budget | 2026 Budget |
|--------------------------------|--------------|-------------|-------------|
| Ordinary Income/Expense        |              |             |             |
| Income                         |              |             |             |
| Assessment Income              |              |             |             |
| Annual Assessments             | 94,800.00    | 94,800.00   | 94,800.00   |
| Late Fees                      | 105.00       | 0.00        | 0.00        |
| Total Assessment Income        | 94,905.00    | 94,800.00   | 94,800.00   |
| 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                   | 94,905.00    | 94,800.00   | 94,800.00   |
| Expense                        |              |             |             |
| Administration                 |              |             |             |
| Accounting                     | 240.00       | 235.00      | 250.00      |
| Communication Expenses         | 75.00        | 150.00      | 150.00      |
| Insurance                      | 2,717.00     | 2,800.00    | 2,800.00    |
| Management Contract            | 10,300.00    | 10,380.00   | 10,380.00   |
| Misc                           | 50.00        | 150.00      | 150.00      |
| Social Events                  | 3,000.00     | 3,300.00    | 3,300.00    |
| Total Administration           | 16,382.00    | 17,015.00   | 17,030.00   |
| Grounds Upkeep                 |              |             |             |
| Grounds Contract               | 15,200.00    | 15,216.00   | 15,600.00   |
| Grounds Other                  | 3,000.00     | 3,000.00    | 3,000.00    |
| Irrigation Water               | 200.00       | 100.00      | 100.00      |
| Total Grounds Upkeep           | 18,400.00    | 18,316.00   | 18,700.00   |
| Pool Facilities                |              |             |             |
| Electric Fees                  | 5,800.00     | 5,700.00    | 6,000.00    |
| Maintenance & Repairs          | 2,000.00     | 2,500.00    | 2,000.00    |
| Paint & Supplies               | 250.00       | 1,000.00    | 1,000.00    |
| Pool Permits                   | 510.84       | 500.00      | 500.00      |
| Pool Management                | 13,950.00    | 13,986.00   | 14,280.00   |
| Pool Phone                     | 1,800.00     | 1,600.00    | 1,920.00    |
| Pool Water                     | 1,900.00     | 1,800.00    | 1,800.00    |
| Security                       | 650.00       | 495.00      | 800.00      |
| Total Pool Facilities          | 26,860.84    | 27,581.00   | 28,300.00   |
| Total Expense                  | 61,642.84    | 62,912.00   | 64,030.00   |
| Net Ordinary Income            | 33,262.16    | 31,888.00   | 30,770.00   |
| Other Income/Expense           |              |             |             |
| Other Expense                  |              |             |             |
| Capital Reserve Projects       |              |             |             |
| Entrance Renovations           | 0.00         | 0.00        | 0.00        |
| Pool Renovations               | 11,000.00    | 4,000.00    | 0.00        |
| Poolhouse Renovations          | 0.00         | 0.00        | 0.00        |
| Total Capital Reserve Projects | 11,000.00    | 4,000.00    | 0.00        |
| Total Other Expense            | 11,000.00    | 4,000.00    | 0.00        |
| Net Other Income               | --11,000.00  | --4,000.00  | 0.00        |
| Net Income                     | 22,262.16    | 27,888.00   | 30,770.00   |