

Windsor Park Homeowners Association Budget

	\$230/month	\$240/month	\$240/month	\$240/month	\$202/month	\$58/month	\$260/month
	ACTUAL 2020	ACTUAL THRU NOV. 2021	2021 PROJECTED END OF YEAR	2021 BUDGET	2022 OPERATING BUDGET	2022 CAPITAL RESERVE BUDGET	TOTAL 2022 OPERATING AND CAPITAL BUDGETS
Beginning Reserve						337,827	337,827
INCOME							
Assessment Income	198,720	190,080	228,096	207,360	174,528	50,112	224,640
Transfer from Other Funds							-
Monthly Reserve Fee	-	-	-	-	-		-
Late Fee Income	(240)	175	210	-	-		-
Legal Fees Reimbursement	1,677	31	37	-	-		-
Collection Fee Reimbursement	95	-	-	-	-		-
Misc. Income	75	-	-	-	-		-
Interest Income	486	301	361	600	-	400	400
TOTAL INCOME	200,813	190,587	228,704	207,960	174,528	50,512	225,040
EXPENSES							
ADMINISTRATIVE							
Management Fee	17,520	16,610	19,932	18,120	19,000		19,000
Accounting & Professional Fees	390	400	480	400	400		400
Legal Fees	1,653	3,754	4,504	500	1,500		1,500
Office Supplies	985	586	703	900	900		900
Bad Debt	-	-	-	-	-		-
Bank Fee	(5)	-	-	-	-		-
Miscellaneous Admin/Social	3,601	231	277	350	500		500
TOTAL ADMINISTRATIVE	24,144	21,581	25,897	20,270	22,300		22,300
BUILDING REPAIRS & MAINT.							
Roof	915	2,701	3,241	1,500	3,240		3,240
Building Repairs (inc roof 2018 & prior)	7,626	4,622	5,546	3,000	5,546		5,546
Staining & Painting	613	249	298	1,500	1,000	15,000	16,000
Gutters & Downspouts	8,005	4,808	5,769	8,000	5,700	85,000	90,700
Power Washing	-	11,260	13,512	12,500	-		-
Concrete	32,669	135	162	18,000	-		-
Concrete - Sectional Repairs Roads						30,000	30,000
Concrete - Sectional Repairs Flatwork						6,500	6,500
Concrete - Crack Seal						7,200	7,200
Siding Repairs	-	730	876	-	1,000		1,000
Brick/Tuckpointing	850	-	-	1,500	1,000	15,000	16,000
Pest Control	4,550	3,500	4,200	2,500	4,000		4,000
Asphalt	-	-	-	5,000	-		-
Asphalt - Full Depth Sectional Repairs							-
Asphalt - Crack Seal Driveways							-
Asphalt - Mill and Overlay Driveways							-
Signs/Monument	-	-	-	200	200		200
TOTAL BLDG REPAIRS & MAINT	55,228	28,004	33,605	53,700	21,686	158,700	180,386
GROUNDS							
Lawn Care	60,007	57,462	68,955	62,000	63,000		63,000
Drainage & Erosion Control	159	3,549	4,259	3,000	1,000	10,000	11,000
Retaining Walls - Repair							-
Plant Replacement	6,204	1,245	1,494	5,000	4,000		4,000
Landscape Replacement	-	-	-	-	-		-
Tree Trimming/Removal/Maintenance	20,128	5,400	6,480	13,500	-	30,000	30,000
Snow Removal	14,473	19,102	22,922	20,000	20,000		20,000
Irrigation	1,616	505	606	2,000	2,000		2,000
Miscellaneous Grounds	4,749	4,500	5,400	3,000	4,000		4,000
TOTAL GROUNDS	107,335	91,763	110,116	108,500	94,000	40,000	134,000
INTEREST, INSURANCE & TAXES							
Insurance (prop & liability)	2,771	2,473	2,968	2,900	4,000		4,000
Fidelity Insurance	-	-	-	-	-		-
Taxes	84	19	23	150	100		100
TOTAL INTEREST, INS. & TAXES	2,855	2,492	2,991	3,050	4,100		4,100
UTILITIES							
Electric	3,223	2,961	3,554	3,500	3,500		3,500
Water	1,317	1,212	1,454	1,500	1,500		1,500
Trash	9,990	10,306	12,368	11,000	11,000		11,000
TOTAL UTILITIES	14,530	14,480	17,376	16,000	16,000		16,000
TOTAL OPERATING BUDGET	204,092	158,320	189,984	201,520	158,086		158,086
Operating Reserves Unallocated	12,000	5,903	7,084	6,440	15,800		15,800
TOTAL EXPENSES	216,092	164,223	197,068	207,960	173,886	198,700	372,586
NET INCOME	(15,279)	26,363	31,636	-	642	(148,188)	(147,546)
ENDING RESERVE					642	189,639	190,281

Bank Account Balances as of November 30, 2021	
Operating Account	29,165.68
Reserves	308,396.08
Total	337,561.76
Accounts Receivable Balance	265.00
Total Assets	337,826.76