

2025 Budget - Windward Pointe HOA

	\$139Q	Projected 2024	\$600A / \$150Q	156 homes
	2024 Budget	YE Actual	2025 Budget	Notes
Ordinary Income/Expense				
Income				
As of 9-31-24; the HOA has \$49,965 in the bank				
Assessment Income				
Annual Assessments	86,736.00	86,736.00	93,600.00	
Late Fees	0.00			
Total Assessment Income	86,736.00	86,736.00	93,600.00	
Other Income				
Interest Income	0.00			
Other Owner Fees	0.00			
Total Other Income	0.00	0.00	0.00	
Total Income	86,736.00	86,736.00	93,600.00	
Expense				
Administration				
Accounting	230.00	235.00	235.00	Annual Tax Filings
Communication Expenses	150.00	75.00	150.00	Quarterly Newsletters
Insurance	2,900.00	2,598.00	2,800.00	D&O, GL, and Hazard
Management Contract	9,900.00	9,900.00	10,380.00	Accounting, Admin, Inspections, Meetings
Misc	0.00	166.22	150.00	Bank Fees, etc...
Social Events	3,300.00	3,300.00	3,300.00	Several HOA Functions
Total Administration	16,480.00	16,274.22	17,015.00	
Grounds Upkeep				
Grounds Contract	14,916.00	14,916.00	15,216.00	Day to Day Maintenance- 2025 Increase
Grounds Other	3,000.00	705.17	3,000.00	Tree Removal in parking lot
Irrigation Water	0.00	95.00	100.00	
Total Grounds Upkeep	17,916.00	15,716.17	18,316.00	
Pool Facilities				
Electric Fees	5,640.00	5,640.00	5,700.00	Pool & Pool Area Lights (Duke increased rates)
Maintenance & Repairs	2,500.00	2,461.79	2,500.00	Equipment and Facility Repairs (Incidentals)
Plants & Misc. Supplies	1,000.00	0.00	1,000.00	Pool Committee Volunteer Project Supplies
Pool Permits	500.00	390.00	500.00	Pool Permits & Related Repairs
Pool Management	13,600.00	13,600.00	13,986.00	Day to Day Maintenance- 2025 Increase
Pool Phone & Internet	1,600.00	1,600.00	1,600.00	Phone (mandatory) & Internet (optional)
Pool Water	1,500.00	1,800.00	1,800.00	
Security	495.00	495.00	495.00	Pool Cameras and FOB system
Total Pool Facilities	26,835.00	25,986.79	27,581.00	
Total Expense	61,231.00	57,977.18	62,912.00	
Net Ordinary Income (savings)	25,505.00	28,758.82	30,688.00	Operating Surplus to Reserves before Expenses
Other Income/Expense				
Other Expense				
Capital Reserve Projects				
Entrance Renovations	0.00	0.00	0.00	
Pool Renovations	8,000.00	4,000.00	4,000.00	County VGB Cert (\$8100 split 2024 + 2025)
Poolhouse Renovations	3,000.00	2,198.63	0.00	New Pump (2024)
Total Capital Reserve Projects	11,000.00	6,198.63	4,000.00	
Total Other Expense	11,000.00	6,198.63	4,000.00	
Net Other Income	--11,000.00	--6,198.63	--4,000.00	
Net Income (savings)	14,505.00	22,560.19	26,688.00	Projected Surplus to Reserves
In 2025, we will have the entrance work to consider plus major pool surface repairs. In 2026, the pool deck will be 9 years old and about 3 years from replacement. We must start saving as much as possible to afford such future expenses without the need for a special assessment or loan.				