

Windmill Harbour Association
2021 APPROVED OPERATING BUDGET

INCOME	<u>APPROVED</u>
<u>Assessment Income</u>	<u>2021</u>
50301 POA Fees - Unit Dwelling 357	
50302 POA Fees - Lot Dwelling 67	
50303 POA Fees - Consolidated Lots 5	
50304 POA Fees - Boat Slips 258	
50305 POA Fees - SCYC	
TOTAL Assessment Income	<u>\$ 1,395,396</u>
<u>Gate Receipts</u>	
50607 Decal Income	
50901 Daily Pass Income	
TOTAL Gate Receipts	<u>\$ 255,000</u>
<u>Other Income</u>	
50306 Lot Maintenance Fees	
50601 Late Fees	
50603 Owner Fines	
50605 ARB Income	
50700 Interest Income	
50900 Other Income	
TOTAL Other Income	<u>\$ 56,600</u>
TOTAL INCOME	<u><u>\$ 1,706,996</u></u>

OPERATING EXPENSE

<u>Administrative</u>	
60102 Bank Service Charges	
60103 Management Fees	
60104 Legal Fees	
60106 Professional Services (traffic)	
60107 Administration Expenses	
60115 Annual Meeting	
60118 Misc Taxes, Fees & Licenses	
60119 Audit & Tax Prep	
60121 Reserve Study	
60140 Service Bonuses	
TOTAL Administrative	<u>\$ 223,015</u>
<u>ARB</u>	
60170 ARB Administration	
60171 ARB Digitization	
60172 Building/Landscape Inspections	
TOTAL ARB	<u>\$ 10,500</u>

Common Element Maintenance

60117	MOA Shared Expenses	
60304	Landscaping Contract	
60305	Swimming Pool Contract	
60328	Vacant Lot Maintenance Expense	
60402	Maintenance/Grounds Supplies	
60404	Storm Maintenance	
60406	Vehicle Maintenance	
60441	Landscape Other	
60442	Landscape Enhancements &	
60443	Tree Work	
60444	Irrigation System Maintenance	
60701	Maintenance Contract	
60702	Maintenance Other	
TOTAL Common Element Maintenance		<u>\$ 491,730</u>

Insurance

60200	Insurance Expenses	
TOTAL Insurance		<u>\$ 64,000</u>

Marketing & Member Relations

60130	Marketing Expenses	
60133	Community Events	
60134	Communications	
TOTAL Marketing & Member Relations		<u>\$ 55,300</u>

Other Expense

60108	Bad Debt	
60136	Depreciation Expense	
TOTAL Other Expense		<u>\$ 49,000</u>

Security

60135	Emergency Preparedness	
60311	Security Contract	
60459	Security Equipment	
60460	Security Supplies	
60461	Security Vehicle Maintenance	
60462	Gate House Maintenance	
TOTAL Security		<u>\$ 464,300</u>

Utilities

60501	Internet & Telephone Expense		
60503	Electricity		
60504	Water & Sewer		
60505	Security Light Maint Contract		
TOTAL Utilities		\$	89,350
TOTAL OPERATING EXPENSE		\$	1,447,195
Net Operating Income / Loss (proposed contribution to Capital Reserve)		\$	259,801

<u>Member Type</u>	<u>2021 Fee</u>
Unit	\$ 2,912.00
Lot	\$ 1,456.00
Consolidated Lot	\$ 728.00
Boat Slip	\$ 728.00
SC Yacht Club	\$ 66,796.00