

Windmill Harbour Association
2023 APPROVED OPERATING BUDGET SUMMARY

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Approved
2023 Budget

INCOME

Assessment Income

50301	POA Fees - Unit Dwelling (366)	
50302	POA Fees - Lot Dwelling (58)	
50303	POA Fees - Consolidated Lots (5)	
50304	POA Fees - Boat Slips (258)	
50305	POA Fees - SCYC	
	TOTAL Assessment Income	<u>\$ 1,478,188</u>

Gate Receipts

50607	Decal Income	
50901	Daily Pass Income	
	TOTAL Gate Receipts	<u>\$ 313,000</u>

Other Income

50306	Lot Maintenance Fees (\$340/lot)	
50601	Late Fees	
50603	Owner Fines	
50605	ARB Income	
50700	Interest Income	
50903	Hargray	
	TOTAL Other Income	<u>\$ 46,980</u>

TOTAL Income \$ 1,838,168

EXPENSE

Administrative

60102	Bank Service Charges	
60103	Management Fees	
60104	Legal Fees	
60106	Professional Fees	
60107	Administration Expenses	
60115	Annual Meeting	
60118	Misc Taxes, Fees & Licenses	
60119	Audit & Tax Prep	
60121	Reserve Study	
60140	Service Bonuses	
	TOTAL Administrative	<u>\$ 195,811</u>

ARB

60171	ARB Digitization	
60172	Building/Landscape Inspections	
	TOTAL ARB	<u>\$ 10,500</u>

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Common Element Maintenance

60117	MOA Shared Expenses	
60304	Landscaping Contract	
60305	Swimming Pool Contract	
60328	Vacant Lot Maintenance Expense	
60402	Maintenance Supplies	
60404	Storm Maintenance	
60406	Vehicle Repairs/Maintenance	
60441	Landscape Other	
60442	Landscape Enhance & Replace	
60443	Tree Trimming/Maintenance	
60444	Irrigations Repairs	
60701	Maintenance Contract	
60702	Maintenance Other	
TOTAL Common Element Maintenance		\$ 498,823

Insurance

60200	Insurance Expenses	
TOTAL Insurance		\$ 89,700

Marketing & Member Relations

60130	Marketing Expenses	
60133	Community Events	
60134	Communications	
TOTAL Marketing & Member Relations		\$ 34,000

Other Expense

60108	Bad Debt	
60136	Depreciation Expense	
TOTAL Other Expense		\$ 49,000

Security

60135	Emergency Preparedness	
60311	Security Contract	
60311	Security Contract - Gate Software	
60459	Security Equipment	
60460	Security Supplies	
60461	Security Vehicle Maint & Repair	
60462	Gate House Maint & Repairs	
TOTAL Security		\$ 510,291

Utilities

60501	Internet & Telephone Expense	
60503	Electricity	
60504	Water & Sewer	
60505	Security Lights	
TOTAL Utilities		\$ 102,000

TOTAL OPERATING EXPENSE		<u>\$ 1,490,125</u>
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