

## Windmill Harbour Association 2024 APPROVED OPERATING BUDGET

**Approved**  
**2024 Budget**

**INCOME**

**Assessment Income**

50301 POA Fees - Unit Dwelling (370)	
50302 POA Fees - Lot Dwelling (54)	
50303 POA Fees - Consolidated Lots (5)	
50304 POA Fees - Boat Slips (258)	
50305 POA Fees - SCYC	
TOTAL Assessment Income	<u>\$ 1,484,300</u>

**Gate Receipts**

50607 Decal Income	
50901 Daily Pass Income	
TOTAL Gate Receipts	<u>\$ 385,000</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>\$ 49,920</u>

TOTAL Income	<u><u>\$ 1,919,220</u></u>
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**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>\$ 190,048</u>

**ARB**

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

**Common Element Maintenance**

60117 MOA Shared Expenses	
60304 Landscaping Contract	
60302 Pest Control	
60305 Swimming Pool Contract	
60328 Vacant Lot Maintenance Expense	

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60402 Maintenance Supplies	
60404 Storm Maintenance	
60406 Vehicle Repairs/Maintenance	
60441 Landscape Other	
60441 Landscape & Maintenance Waste	
60442 Landscape Enhancements & Repl.	
60443 Tree Work	
60444 Irrigations Repairs	
60701 Maintenance Contract	
60702 Maintenance Other	
TOTAL Common Element Maintenance	<b>\$ 526,333</b>

**Insurance**

60200 Insurance Expenses	
TOTAL Insurance	<b>\$ 85,000</b>

**Marketing & Member Relations**

60133 Community Events	
60134 Communications	
TOTAL Marketing & Member Relations	<b>\$ 38,000</b>

**Other Expense**

60108 Bad Debt	
60136 Depreciation Expense	
TOTAL Other Expense	<b>\$ 47,000</b>

**Security**

60135 Emergency Preparedness	
60140 Service Bonuses	
60311 Security Contract	
60311 Security Contract - gatesoftware	
60459 Security Equipment	
60460 Security Supplies	
60461 Security Vehicle Maint & Repair	
60462 Gate House Maint & Repairs	
TOTAL Security	<b>\$ 576,742</b>

**Utilities**

60501 Internet & Telephone Expense	
60503 Electricity	
60504 Water & Sewer	
60505 Security Lights	
TOTAL Utilities	<b>\$ 94,000</b>

TOTAL Operating Expense	<b>\$ 1,567,623</b>
Net Operating Income / (Loss)	<b>\$ 351,597</b>
Contribution to Reserves	<b>\$ (345,000)</b>

Annual POA Fees	SCYC	Unit	Lot*	Cons. Lot	Boat Slip
<b>2024</b>	<b>\$ 70,136</b>	<b>\$ 3,056</b>	<b>\$ 1,528</b>	<b>\$ 764</b>	<b>\$ 764</b>
2023	\$ 70,136	\$ 3,056	\$ 1,528	\$ 764	\$ 764

\* Vacant Lot is also subject to the annual vacant lot maintenance fee of \$340 unless owner opts out of service.

Windmill Harbour Association  
2024 APPROVED RESERVE BUDGET  
PROJECTED RESERVE EXPENSES

<u>Replacement/Capital Resv Exp</u>	<u>Approved 2024 Budget</u>
70101 Roads, Curbing & Drainage	\$ 110,500
70105 Pool Improvement (paint bathhouse   replace filter & pump)	\$ 13,000
70114 Community Pier Assessment	\$ 5,000
70115 Lagoons & Storm Drainage	\$ 150,000
70122 Walkway Lighting	\$ 30,000
70131 MOA Shared Reserve Expenses	\$ 45,000
<b>TOTAL Replacement/Capital Resv Exp</b>	<b>\$ 353,500</b>
<b>Contribution from Operating</b>	<b>\$ 345,000.00</b>