

Windmill Harbour Association
2025 APPROVED OPERATING BUDGET

APPROVED
2025 BUDGET

INCOME

Assessment Income

50301	POA Fees - Unit Dwelling	375	
50302	POA Fees - Lot Dwelling	48	
50303	POA Fees - Consolidated Lots	6	
50304	POA Fees - Boat Slips	258	
50305	POA Fees - SCYC		
TOTAL Assessment Income			\$ 1,537,920

Gate Receipts

50607	Decal Income		
50901	Daily Pass Income		
TOTAL Gate Receipts			\$ 385,000

Other Income

50306	Lot Maintenance Fees		
50601	Late Fees		
50603	Fines		
50605	ARB Income		
50700	Interest Income		
TOTAL Other Income			\$ 83,540
TOTAL Income			\$ 2,006,460

EXPENSES

Administrative

60102	Bank Service Charges		
60103	Management Fees		
60104	Legal Fees		
60107	Administration Expenses		
60115	Annual Meeting		
60118	Misc Taxes, Fees & Licenses		
60119	Audit & Tax Prep		
60121	Reserve Study Update		
60138	Lines of Credit Closing Costs		
TOTAL Administrative			\$ 204,900

ARB

60171	Digitization/Prints		
60172	Building/Landscape Consultants		
TOTAL ARB			\$ 12,500

Common Element Maintenance

60117	MOA Shared Expenses		
60302	Pest Control		
60304	Landscaping Contract		
60305	Swimming Pool Contract		
60312	Street Sweeping		
60328	Vacant Lot Maintenance Expense		
60402	Maintenance Supplies		

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60404 Storm Maintenance		
60406 Vehicle Repairs/Maintenance		
60441 Landscape Other		
60442 Landscape Improvements		
60443 Tree Work		
60444 Irrigations Repairs		
60701 Maintenance Contract		
60702 Maintenance Other		
TOTAL Common Element Maintenance		\$ 548,999
<u>Insurance</u>		
60200 Insurance Expenses		
TOTAL Insurance		\$ 90,000
<u>Member Relations</u>		
60133 Community Events		
60134 Communications		
TOTAL Marketing & Member Relations		\$ 45,500
<u>Other Expense</u>		
60108 Bad Debt		
60136 Depreciation Expense		
TOTAL Other Expense		\$ 47,000
<u>Security</u>		
60135 Emergency Preparedness		
60140 Appreciation Gifts		
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		\$ 586,620
<u>Utilities</u>		
60501 Internet & Telephone Expense		
60503 Electricity		
60504 Water & Sewer		
60505 Security Lights		
TOTAL Utilities		\$ 93,400
TOTAL Operating Expense		\$ 1,628,919
Excess Revenue / Expense		\$ 377,541
CONTRIBUTION to RESERVE FUND		\$ 360,620

Annual POA Fees	Unit	Lot*	Cons. Lot	Boat Slip	SCYC
2025	\$ 3,152	\$ 1,576	\$ 788	\$ 788	\$ 72,240
2024	\$ 3,056	\$ 1,528	\$ 764	\$ 764	\$ 70,136

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

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2025 APPROVED RESERVE BUDGET

<u>Replacement/Capital Resv Exp</u>	<u>APPROVED</u>
	<u>2025 BUDGET</u>
70100 Promenade Retaining Walls	
70101 Roads & Curbing	\$ -
70105 Indian Hill Pool Improvement	\$ -
70114 Community Pier & Dock	\$ 210,000
70115 Lagoons & Storm Drainage	\$ 100,000
70115 Lagoon Dredging	\$ 175,000
70117 Promenade Surface	\$ -
70118 Security Patrol Truck	\$ -
70122 Lighting - Walkway	\$ -
70122 Lighting - Entrance	\$ 15,000
70126 Brick sidewalk repairs	\$ -
70127 Irrigation replacement	\$ -
70131 MOA Promenade Pole Lights	\$ -
TOTAL Replacement/Capital Reserve Exp	\$ 500,000
Contribution from Operating	\$ 360,620