

**WINDSOR PARK AT THE EAGLES HOMEOWNERS ASSOCIATION INC.**  
**2022 BUDGET (Adopted November 17, 2021)**

132 homes

	<b>Actual as at end Sep</b>	<b>Forecast to Year End</b>	<b>Budget For 2021</b>	<b>Budget For 2022</b>	
<b>INCOME</b>					
Maintenance Fees	59,400.00	59,400.00	59,400.00	59,400.00	no increase
Interest Income Operatin	1.09	1.50	-	-	
Interest Income Reserves	3.37	4.50	-	-	
Late Fees	16.90	25.00	100.00	-	
Other Income	250.00	250.00		100.00	
<b>Total Income</b>	<b>59,671.36</b>	<b>59,681.00</b>	<b>59,500.00</b>	<b>59,500.00</b>	
<b>EXPENSES</b>					
Bank Charges	12.00	10.00			
Office Expenses	2,448.90	4,900.00	4,500.00	4,800.00	
Management Fee	7,953.75	10,605.00	10,605.00	10,930.00	3% inc to \$6.90 per unit
Legal	150.00	300.00	700.00	500.00	
Tax Preparation	175.00	175.00	175.00	200.00	
Electric	8,954.62	11,940.00	11,700.00	12,000.00	
Filing Fees - Corp.	61.25	62.00	62.00	65.00	
R & M - Roads & Ground	1,370.70	1,371.00	1,100.00	1,000.00	
R & M Sidewalks	40.00	3,000.00	3,000.00	2,000.00	
Grounds Contract	7,299.00	9,732.00	10,025.00	10,025.00	3% inc
Landscape Other	0.00	1,000.00	1,100.00	1,000.00	tree trimming
R & M - Sprinklers	305.00	450.00	700.00	500.00	
Lakes Contract	1,770.00	2,540.00	2,100.00	3,810.00	
R & M - Lakes/Waterwa	1,055.00	1,055.00	700.00	700.00	
Insurance	2,823.00	2,823.00	2,900.00	2,900.00	
Bad Debt	0.00	0.00	0.00	0.00	
Foreclosure Maintenance	0.00	300.00	0.00	0.00	
Committee Expenses	125.00	125.00	133.00	170.00	
Contingency	0.00	0.00	0.00	0.00	
<b>Total Expenses</b>	<b>34,543.22</b>	<b>50,388.00</b>	<b>49,500.00</b>	<b>50,600.00</b>	

<b>RESERVES</b>				
General Reserves	10,003.37	10,004.50	10,000.00	8,900.00
Interest	0.00	0.00	0.00	0.00
<b>Total Reserve Funding</b>	<b>10,003.37</b>	<b>10,004.50</b>	<b>10,000.00</b>	<b>8,900.00</b>
<b>Total Annual Cost</b>	<b>44,546.59</b>	<b>60,392.50</b>	<b>59,500.00</b>	<b>59,500.00</b>
<b>NET OPERATING</b>	<b>15,124.77</b>	<b>-711.50</b>	<b>0.00</b>	<b>0.00</b>

Number of Homes Assessed                      132              132  
Annual Assessment    \$450.00              \$450.00

Reserve Balance              \$51,061

**ASSESSMENTS FOR 2022 TO REMAIN AT \$450 PER ANNUM**  
**PAYABLE: \$225 DUE FEB 1ST, 2022 + \$225 DUE JULY 1ST, 2022**

TOTAL 2017 REPAVING COST              \$109,800.00