

**WINDSOR PARK AT THE EAGLES HOMEOWNERS ASSOCIATION INC.
2023 ADOPTED BUDGET (October 26, 2022)**

132 homes

INCOME	Actual as at end Sep	Forecast to Year End	Budget For 2022	Budget For 2023	
Maintenance Fees	59,400.00	59,400.00	59,400.00	67,320.00	13% increase from \$450 to \$510
Interest Income Operat	0.86	1.00	-		
Interest Income Reserv	4.17	6.00	-	-	
Late Fees	20.28	20.00	-	-	
Other Income	350.00	350.00	100.00	200.00	
Total Income	59,775.31	59,777.00	59,500.00	67,520.00	
EXPENSES					
Bank Charges	-	10.00			
Office Expenses	2,590.39	5,300.00	4,800.00	5,500.00	
Management Fee	8,197.20	10,930.00	10,930.00	11,405.00	5% inc to \$7.20 per unit
Legal	0.00	0.00	500.00	300.00	
Tax Preparation	200.00	200.00	200.00	200.00	
Electric	10,822.09	14,590.00	12,000.00	15,100.00	25% TECO increase
Filing Fees - Corp.	61.25	62.00	65.00	65.00	
R & M - Roads & Group	230.00	1,000.00	1,000.00	500.00	
R & M Sidewalks	2,955.00	2,955.00	2,000.00	2,000.00	
Grounds Contract	7,476.40	10,061.00	10,025.00	10,500.00	current contract is thru June23
Landscape Other	2,275.00	2,275.00	1,000.00	2,500.00	incl tree trimming
R & M - Sprinklers	425.00	500.00	500.00	500.00	
Lakes Contract	2,595.00	3,365.00	3,810.00	3,890.00	
R & M - Lakes/Waterw	2,150.00	2,150.00	700.00	800.00	
Insurance	2,976.90	2,977.00	2,900.00	3,400.00	
Bad Debt	0.00	0.00	0.00	0.00	
Foreclosure Maintenanc	0.00	0.00	0.00	0.00	
Committee Expenses	67.96	300.00	170.00	260.00	
Contingency	0.00	0.00	0.00	0.00	
Total Expenses	43,022.19	56,675.00	50,600.00	56,920.00	

RESERVES				
General Reserves	10,003.37	10,004.50	8,900.00	10,600.00
Interest	0.00	0.00	0.00	0.00
Total Reserve Fundin	10,003.37	10,004.50	8,900.00	10,600.00
Total Annual Cost	53,025.56	66,679.50	59,500.00	67,520.00
NET OPERATING	6,749.75	-6,902.50	0.00	0.00

Number of Homes Assessed	132	132
Annual Assessment	\$450.00	\$510.00

Reserve Balance \$59,966

ASSESSMENTS FOR 2023 ARE INCREASED \$60 PER ANNUM (13%)

PAYABLE: \$255 DUE FEB 1ST, 2023 + \$255 DUE JULY 1ST, 2023

TOTAL 2017 REPAVING COST \$109,800.00