

Southwinds Homeowners Association  
2012 Annual Financial Report and 2013 Budget (FINAL)

	2012 Budget	2012 Actual	Var	Base Budget Annual Reserves	Proxy Voting Alternatives	2013 Proposed Budget
--	----------------	-------------	-----	--------------------------------------	------------------------------	----------------------------

**Cash Assets (Balance Forward from Prior Year)**

	1/1/12 Beging Cash (Checking/ MMA)	\$ 11,391				\$ 16,408
Note 2:	Less: reserve (pond treatment)	(3,305)				
Note 4:	Less: reserve (spillway)	(5,700)			(5,220.00)	(10,920)
	Total Assets less reserves	2,386				5,488
	<b>Plus: Operating Surplus (Deficit)</b>		<b>5,017</b>			<b>(3,555)</b>
	<b>12/31/12 Ending Cash (projected)</b>		<b>\$ 16,408</b>			<b>\$ 12,853</b>

**Operating Budget**

<b>Income</b>					
	Dues per property	\$ 250	\$ 250	\$ -	\$ 250
	Total Dues (58 Homes)	14,500	14,500	-	14,500
	Fees				
	<b>Total Income</b>	<b>\$ 14,500</b>	<b>\$ 14,500</b>	<b>\$ -</b>	<b>\$ 14,500</b>
<b>Expense</b>					
Non-discretionary Expenses					
Notes 1,3	Property Liab Insurance (pd in advance in Nov)	\$ 4,200	\$ 4,015	\$ (185)	\$ 4,200
	Directors Liability Ins (pd in advance in Nov)	850	910	60	925
	Licenses and Permits	50	50	-	50
	Legal and accounting fees	500	-	(500)	
	Main - entryways & open space	2,000	2,000	-	2,000
	Utilities	520	500	(20)	520
	Post Office Box	80	78	(2)	80
	Admin - postage & supplies	125	53	(72)	125
	Property Taxes	300	257	(43)	300
	Web site/domain name Fees	150	30	(120)	150
	<b>Total Non- discretionary Expenses</b>	<b>\$ 8,775</b>	<b>\$ 7,893</b>	<b>\$ (882)</b>	<b>\$ 8,350</b>
Committee Expenses					
	Open Space				
	Landscape & facilities	\$ 200	\$ -	\$ (200)	\$ 200
	Entrance Lighting	500	500	-	500
	Dam Spillway Engineering				
	George Torello Engineering (P1)	-	990	990	
	Stein Survey (P1)				
	Permits/Bidding (Phase 2)	2,500	-	(2,500)	2,500
Note 5	Dock Replacement				5,505
	Social Committee (door prize)	100	100	-	
Note 6	Social Committee (Block Party)				\$ 1,000
	<b>Total Committee Expenses</b>	<b>\$ 3,300</b>	<b>\$ 1,590</b>	<b>\$ (1,710)</b>	<b>\$ 9,705</b>
	<b>Total Expenses</b>	<b>\$ 12,075</b>	<b>\$ 9,483</b>	<b>\$ (2,592)</b>	<b>\$ 18,055</b>
	<b>Net Surplus (Deficit)</b>	<b>\$ 2,425</b>	<b>\$ 5,017</b>	<b>\$ 2,592</b>	<b>\$ (3,555)</b>

Notes to financial statement

- 1 Property liability includes dam liab. insurance; quote does not include terrorism insurance  
NOTE: we are not insured for dam repair in the event of failure.
- 2 Accrual for future pond clean-up (2009-12; \$1,000 each year) -SEE NOTE 5 BELOW
- 3 In terms of cash flow, approx. \$5,000 is needed in January to pay early bills (insurance)
- 4 Cost of adding supplemental spillway for pond/dam is estimated to be \$15,600 over a 3 year period  
(\$90/year x 3 years x 58 homeowners = \$15,660 or \$5,220/year)
- 5 For 2013, Pond Accrual of \$4305 to be used for Dock Replacement; Starting in 2014, \$1000/year to be accrued for Spillway Replacement.
- 6 Block Party (\$1000) not included in original budget; voted on at Annual Meeting Dec 4, 2012