

# Southwinds Homeowners Association

## 2006 Annual Financial Report and 2007 Proposed Budget

	2006 Budget	2006 Projected*	Difference	2007 Proposed	
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### Balance Forward from Prior Year

<u>Assets</u>					
Cash in bank	\$11,542	\$11,542	\$0	\$12,831	
Note 2 Less accumulated reserve	(\$3,000)	(\$3,000)	\$0	(\$4,500)	
<b>Total Assets less reserve (see note 4)</b>	<b>\$8,542</b>	<b>\$8,542</b>	<b>\$0</b>	<b>\$8,331</b>	

### Income

Dues per property	\$175	\$175		\$175	
Total dues	\$10,150	\$10,150	\$0	\$10,150	
Fees	\$0	\$0	\$0	\$0	
<b>Total Income</b>	<b>\$10,150</b>	<b>\$10,150</b>	<b>\$0</b>	<b>\$10,150</b>	

### Expense

<u>Non-discretionary Expenses</u>					
Bank Service Charges	\$30	\$0	(\$30)	\$0	
Note 1,3 Property Liability incl Dam Liab.	\$4,153	\$4,070	(\$83)	\$4,100	due Jan. 1
State DEP Dam Inpection				\$550	
Directors Liability Insurance	\$800	\$827	\$27	\$827	
Licenses and Permits	\$25	\$25	\$0	\$25	
Legal and accounting fees	\$0	\$0	\$0	\$0	
Maint - entryways & open space	\$2,000	\$1,670	(\$330)	\$2,000	
Utilities	\$400	\$538	\$138	\$500	to Bell & D'Amico
Post Office Box	\$60	\$62	\$2	\$65	
Admin - postage and supplies	\$50	\$121	\$71	\$100	
Property taxes	\$300	\$162	(\$138)	\$200	
Web Site Fees	\$150	\$167	\$17	\$170	
<b>Total Non-discretionary Expenses</b>	<b>\$7,968</b>	<b>\$7,642</b>	<b>(\$326)</b>	<b>\$8,537</b>	
<u>Committee Expenses</u>					
<u>Open Space</u>					
Pond Maintenance	\$0	\$0	\$0	\$0	
Landscape & facility additions	\$750	\$0	(\$750)	\$500	
Entrance Lighting		\$0	\$0	\$400	new equipment
<b>Social Committee(block party)</b>	<b>\$1,300</b>	<b>\$1,219</b>	<b>(\$81)</b>	<b>\$1,300</b>	
<b>Total Committee Expenses</b>	<b>\$2,050</b>	<b>\$1,219</b>	<b>(\$831)</b>	<b>\$2,200</b>	
<b>Total Cash Expenses</b>	<b>\$10,018</b>	<b>\$8,861</b>	<b>(\$1,157)</b>	<b>\$10,737</b>	

### Total Cash Income vs. Expense

	\$132	\$1,289	\$1,157	(\$587)	
Note 2 Pond Reserve Account	\$1,500	\$1,500	\$0	\$1,500	
<b>Total Net (less reserve set-aside)</b>	<b>(\$1,368)</b>	<b>(\$211)</b>	<b>(\$1,157)</b>	<b>(\$2,087)</b>	

### Balance Forward to Next Yr.

Total assets less reserve	\$8,674	\$9,831		\$7,744	
Accumulated pond reserve	\$3,000	\$3,000		\$4,500	
<b>Total Assets</b>	<b>\$11,674</b>	<b>\$12,831</b>		<b>\$12,244</b>	

### Notes to financial statement

- \* Year end projection as of 12/11/2006
  - 1 Property liability includes dam liability insurance; quote does not include terrorism insurance (\$390)
  - 2 accrual for future pond cleanup; portion will be used for attorney's fees if dredging proceeds
  - 3 in terms of cash flow, approximately \$5,000 is needed in January in order to pay early bills (insurance)
- NOTE: We are not insured for dam repair in the event of failure