



# South Winds

**Southwinds Homeowners Association, Inc.**

P.O. Box 213

Essex, Connecticut 06426-0213

## 2004 Budget

<b>Balance Forward</b>	<b>\$7,839.18</b>
FY 2004 Nondiscretionary Expenses	
Liability Insurance	\$1,250.00
Directors' Indemnity Insurance	\$900.00
Dam Insurance	\$3,700.00
Bank Fees	\$100.00
P.O. Box	\$65.00
CT Sec'y. of State	\$25.00
Property Tax	\$500.00
Legal/Accounting	\$150.00
Maintenance (open space & entryway, incl. electricity)	\$1,900.00
Website maintenance	\$150.00
Social activities	\$50.00
Admin (paper, postage, etc.)	<u>\$200.00</u>
<b><i>Total Nondiscretionary Expenses</i></b>	<b><i>\$8,990.00</i></b>
FY 2004 Committee Expenses	
Open Space	\$5,600.00
[\$500.00 landscaping/improvements]	
[\$300.00 stream path bridge(s)]	
[\$600.00 fireplace]	
[\$250.00 second boat rack]	
[\$4,000.00 pond cleanup]	
<b><i>Total Committee Expenses</i></b>	<b><i>\$5,600.00</i></b>
<b>FY 2004 Total Budgeted Expenses</b>	<b>\$14,590.00</b>
FY 2004 Association dues	\$200.00
FY 2004 Anticipated Income (based on <u>58</u> lots) (Phase I = 10, Phase II = 48)	\$11,600.00
<b>Projected assets at FY 2004 years' end</b>	<b>\$4,849.18</b>

Suggest: \$2,000.00 Emergency Fund, leaving \$2,840.48 to carry forward to FY05. Anticipate appropriating \$1,500 of that amount toward future pond cleanups. Please note that I previously made a slight error in the balance forward, which is now corrected as of this date.

(Signed)  
Stuart Fisher, Treasurer – 01/13/2004