

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

	2013 Budget	2013 Actual	Var	2014 Accruals	2014 Proposed Budget
<b>Cash Assets (Balance Forward from Prior Year)</b>					
<b>Beginning Cash</b>	\$ 16,408	\$ 16,368	\$ (40)		\$ 16,435
Note 1: Less: reserve (pond treatment)					
Note 2: Less: reserve (spillway)	10,920	10,920		1,080	12,000
Total Assets less reserves	5,488	5,448			4,435
<b>Plus (Less) Operating Surplus (Deficit)</b>	<b>(3,555)</b>	<b>66</b>	<b>\$ 3,621</b>		<b>(2,785)</b>
<b>Ending Cash</b>	<b>\$ 12,853</b>	<b>\$ 16,435</b>			<b>\$ 13,650</b>
				Cushior	\$ 1,650
		\$ -			
<b>Operating Budget</b>					
<b>Income</b>					
Dues per property	\$ 250	\$ 250	\$ -		\$ 250
Total Dues (2014 budget based on 58 Homes)	14,500	13,750	\$ (750)		14,500
Fees					
<b>Total Income</b>	<b>\$ 14,500</b>	<b>\$ 13,750</b>	<b>\$ (750)</b>		<b>\$ 14,500</b>
<b>Expense</b>					
Non-discretionary Expenses					
Notes 3, 4 Property Liab Insurance (pd in advance in Dec)	\$ 4,200	\$ 4,086	\$ (114)		\$ 4,200
Directors Liability Ins (pd in advance in Dec)	925	910	\$ (15)		925
Legal Entity Fees ST of CT registration (pd in advance)	50	50	\$ -		50
Legal and accounting fees			\$ -		
Main - entryways & open space	2,000	2,131.25	\$ 131		2,200
Note 5 Utilities	520		\$ (520)		
Post Office Box	80	78	\$ (2)		80
Admin - postage & supplies	125	62.42	\$ (63)		100
Property Taxes	300	264	\$ (36)		300
Web site/domain name Fees	150	114	\$ (36)		150
Total Non-discretionary Expenses	\$ 8,350	\$ 7,695	\$ (655)		\$ 8,005
Committee Expenses					
Open Space					
Note 6 Landscape & facilities	\$ 200	\$ -	\$ (200)		\$ 500
Note 5 Entrance Lighting	500	-	\$ (500)		500
Dam Spillway Engineering			\$ -		
Permits/Bidding (Phase 2)	2,500	-	\$ (2,500)		-
Note 2 Spillway Reserve					1,080
Note 1 Pond Treatment (around dock only)					5,200
Note 6 Pond Syphoning (permits/pump, etc)					1,000
Dock Replacement	5,505	5,120	\$ (385)		-
Note 7 Contingency	1000	868.92	\$ (131)		\$ 1,000
Total Committee Expenses	\$ 9,705	\$ 5,989	\$ (3,716)		\$ 9,280
			\$ -		
<b>Total Expenses</b>	<b>\$ 18,055</b>	<b>\$ 13,684</b>	<b>\$ (4,371)</b>		<b>\$ 17,285</b>
<b>Net Surplus (Deficit)</b>	<b>\$ (3,555)</b>	<b>\$ 66</b>	<b>\$ 3,621</b>		<b>\$ (2,785)</b>

Notes to financial statement

- (1) Prior Balance of Pond Treatment Accrual (\$4,305) was used in 2013 for Dock Replacement; 2014 Budget includes \$5,200 for treatment of the entire pond (written quote)
- (2) Additional \$1,080 in 2014 towards Dam Spillway Replacement Reserve;  
This amount in addition to the \$10,920 current balance will provide a total Reserve of \$12,000;  
It is the Board's intention to purchase a CD for \$12,000 so this reserve is segregated from HOA general funds and it can accrue interest; HOA voted to continue accruing \$1,000/year towards Spillway Replacement at Dec '12 and Dec '13 annual meetings.
- (3) 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.
- (4) In terms of cash flow, approx. \$5,000 is needed in December to pay insurance bills for the subsequent fiscal year
- (5) No utilities are expected in 2014 (conversion to battery/solar powered LED floodlighting at a cost of \$500)
- (6) Budget includes \$500 for tree/shrub trimming at entranceways and along Southwinds and Birch Mill Trail drives;  
Budget also includes \$1,000 to pursue a temporary partial "Syphoning-Down" of the pond to determine if a winter freeze would help mitigate weed growth in the temporarily exposed shoreline areas. Pond would only be drawn down approx. 2 feet and allowed to refill in springtime.