

Southwinds Association, Inc
2024 Annual Financial Report & 2025 Budget

Bank Balances as of November 15, 2024	Checking	\$ 16,991.08	CD	\$ 22,381.00
Projected Balances as of December 31, 2024 After Accounts Payable		\$ 12,740.84		\$ 22,561.00

# of Homeowners	57		57
Annual Dues	\$ 250.00		\$ 250.00

Revenue	Proposed 2024	Actual 2024	Variance	Proposed 2025
Total Homeowners Dues	\$ 14,250.00	\$ 14,250.00	\$ -	\$ 14,250.00

Expenditures - Fixed	Proposed 2024	Actual 2024	Variance	Proposed 2025
Dam Inspection	\$ 3,900.00	\$ 3,900.00	\$ -	\$ 500.00
Landscaping	\$ 3,600.00	\$ 3,704.81	\$ (104.81)	\$ 3,700.00
Legal Entity Fees	\$ 50.00	\$ 50.00	\$ -	\$ 50.00
Pond Treatment	\$ 2,800.00	\$ 2,424.78	\$ 375.22	\$ 1,300.00
Postage	\$ 225.00	\$ 142.26	\$ 82.74	\$ 200.00
Property Taxes	\$ 900.00	\$ 548.74	\$ 351.26	\$ 650.00
Repairs & Maint	\$ -	\$ 130.00	\$ (130.00)	\$ 100.00
Website & Fees	\$ 350.00	\$ 995.25	\$ (645.25)	\$ 350.00
General Insurance	\$ 1,819.00	\$ 1,871.00	\$ (52.00)	\$ 1,900.00
Directors & Officers Insurance	\$ 1,212.00	\$ 1,319.00	\$ (107.00)	\$ 1,400.00
Open Space & Tree Pruning	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00
Open Space Survey	\$ -	\$ -	\$ -	\$ 850.00
Contingency Fees	\$ 500.00		\$ 500.00	\$ 2,000.00
Administrative	\$ -	\$ -	\$ -	\$ 250.00
32 Birch Mill Trail (TLM Matter)	\$ 1,500.00	\$ 1,500.00	\$ -	
Total Expenditures	\$ 17,856.00	\$ 16,585.84	\$ 1,270.16	\$ 14,250.00
Profit & Loss	\$ (3,606.00)	\$ (2,335.84)		-