

**WYNDMUIR HOMEOWNERS ASSOCIATION
2021 BUDGET**

	<u>2020 BUDGET</u>	<u>2021 BUDGET</u>
INCOME:		
HOMEOWNER ASSMNT-MAINTENANCE	\$89,400.00	\$89,400.00
HOMEOWNER ASSMNT-RESERVE	18,600.00	18,600.00
LATE CHARGE ASSESSMENTS	0.00	400.00
INTEREST INCOME	2,800.00	4,000.00
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TOTAL INCOME	\$110,800.00	\$112,400.00
EXPENSES:		
GROUNDS MAINTENANCE:		
LANDSCAPE MAINTENANCE	19,520.00	20,304.00
TREE MAINTENANCE	9,000.00	5,000.00
DETENTION POND MAINTENANCE	1,000.00	1,500.00
LANDSCAPE IMPROVEMENTS	4,109.00	5,488.00
SNOW REMOVAL	19,440.00	20,995.00
SNOW - EXTRAS	3,500.00	4,000.00
ADMINISTRATIVE:		
MANAGEMENT FEE	9,300.00	9,540.00
INSURANCE	2,571.00	2,623.00
LEGAL FEES	2,000.00	1,500.00
MISC. ADMIN. COSTS - ASSN.	750.00	800.00
WEBSITE/SERVICE EXPENSE	100.00	100.00
POSTAGE/PRINTING	900.00	750.00
BANK CHARGES	60.00	50.00
ACCOUNTING / TAX PREPARATION	2,050.00	2,050.00
GENERAL REPAIRS/MAINTENANCE:		
PROPERTY REPAIRS	1,000.00	1,000.00
SIGNAGE MAINTENANCE	1,000.00	500.00
LIGHTING MAINTENANCE	0.00	500.00
UTILITIES:		
ELECTRIC	1,000.00	1,000.00
SCAVENGER SERVICE	12,100.00	12,100.00
RESERVE CONTR - CAPITAL IMPRV.	21,400.00	22,600.00 *
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TOTAL EXPENSES	\$110,800.00	\$112,400.00

	<u>2020 ASSESSMENT</u>	<u>2021 ASSESSMENT</u>	<u>DOLLAR INCREASE</u>
MONTHLY COST BY UNIT	125.00	125.00	0.00

The 2021 budget represents an 0% increase in your monthly assessment as approved by the Board of Directors.

* The Reserve Contribution may fluctuate based on the actual Operating Expenses at Year-End.