

# Southwinds Association, Inc.

## 2023 Annual Financial Report & 2024 Final Budget

Year End Bank Balances      Checking \$13,921 CD \$21488

	Proposed 2023	Actual 2023		Proposed 2024
Income=HOA dues of \$250	\$14,250	\$14,320		\$14,250
<b>Expenses</b>	<b>Proposed 2023</b>	<b>Actual 2023</b>	<b>Variance</b>	<b>Proposed 2024</b>
State Dam inspection	\$0	\$0	\$0	*\$3900
Lawn Care/Mulching*	\$3,000	\$3,488	\$488	\$3,665
Pond Treatment/Cleanup	\$2,800	\$936	\$1,864	\$2,800
Property Insurance	\$3,120	\$3,120	\$0	\$1,819
Attorney Fees	\$0	\$0	\$0	\$1,500
Directors Liability Ins.	\$1,157	\$1,157	\$0	\$1,212
Open Space/Tree pruning	\$1,000	\$0	\$1,000	\$1,000
Property Taxes	\$900	\$875	\$25	\$900
Contingency Expenses	\$500	\$0	\$500	\$500
Website	\$175	\$0	\$175	\$350
Administrative/Postage	\$275	\$216	\$59	\$225
Zoom	\$0	\$0	\$0	\$160
Legal Entity Fees	\$50	\$50	\$0	\$50
<b>Total Expenses</b>	<b>\$ 12,977.00</b>	<b>\$ 9,842.00</b>	<b>\$ 4,111.00</b>	<b>\$14,181</b>
<b>Net Surplus</b>	<b>\$1,273.00</b>	<b>\$4,478</b>		<b>\$69</b>

\*Dam inspection will be taken out of checking account.

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