

WINDSOR RIDGE HOMEOWNER'S ASSOCIATION  
INCOME STATEMENT  
DECEMBER 31, 2015 AND 2016

INCOME	<u>12/31/15</u>	<u>12/31/16</u>	BUDGET <u>12/31/2017</u>
ANNUAL ASSESSMENT	25,392.00	25,639.93	25,392.00
FEE INCOME	538.20		
PRIOR YEAR ASSESSMENTS RECEIVED	1,069.52	28.12	
LATE FEES		257.20	
INTEREST INCOME	315.32	475.31	48.00
VIOLATION FINES	300.00		
TRANSFER FEES	<u>1,400.00</u>	<u>1,500.00</u>	<u>300.00</u>
TOTAL INCOME	<u>29,015.04</u>	<u>27,900.56</u>	<u>25,740.00</u>
EXPENSES			
COMMON AREA MAINTENANCE	7,084.80	6,605.96	6,750.00
SWALE REPAIRS & ROCK		2,391.30	
FENCE REMOVAL & DUMP FEES		1,268.85	
FENCE REPAIR & MAINTENANCE		23.75	
SIGNAGE		195.35	
SHRUB/TREE REMOVAL		483.72	
WINDSOR PARK IMPROVEMENTS			1,000.00
MORNING SIDE PARK ASSESSMENT	5,855.80		
UTILITIES	1,136.50	1,273.84	1,500.00
REAL ESTATE TAXES	70.80	70.80	100.00
MANAGEMENT FEES	6,822.72	7,027.44	7,238.00
D & O INSURANCE	1,280.00	1,280.00	1,300.00
LIABILITY INSURANCE	1,659.00	1,659.00	1,700.00
GENERAL AND ADMINISTRATIVE	1,102.77	(120.61)	146.00
RESERVES			<u>6,006.00</u>
TOTAL EXPENSES	<u>25,012.39</u>	<u>22,159.40</u>	<u>25,740.00</u>
NET INCOME/(LOSS)	<u><u>4,002.65</u></u>	<u><u>5,741.16</u></u>	<u><u>-</u></u>