

Greetings Windemere Homeowners.

For your information prior to our **Annual Homeowners Meeting to be held on Sunday, February 4, 2024 at Ron Simmons' house**, I am providing the following Windemere HOA financial summary along with the actual Budget vs. Actual expenditures for 2023, the final 2023 Treasurer's Report, and the approved Budget for 2024.

The Windemere HOA began 2023 with \$3,757.01 in our checking account, received \$12,160.00 in annual fees (\$160.00 per homeowner) and \$3.81 in interest on our checking account for a total actual income of \$12,163.81. The HOA spent \$12,429.53 for 2023 expenses. The actual 2023 expenses of \$12,429.53 were \$1,619.34 more than the 2023 budgeted amount of \$10,810.19. The \$1,619.34 variance between the actual income of \$12,163.81 and the actual expenses of \$12,429.53 for 2023 decreased our checking account to \$3,491.29 to begin 2024.

The largest planned expense for 2023 was mowing and weeding the entrances. The actual cost for mowing and weeding was \$3,020.00, or \$601.98 more than the budgeted cost of \$2,418.02.

The largest unplanned expenses for 2023 were the entrance sign repainting of \$2,000.00, entrance flowers of \$150.00, new checks of \$69.00, light bulb replacement of \$12.47, fall trimming for the landscaping of \$600.00, and purchase of Christmas decorations of \$362.74.

The 2023 actual cost for spring mulching and trimming of the entrance landscape beds was \$1,180.81, or \$2,156.84 less than the budgeted amount of \$3,337.65 due to a decision by the Trustees to not mulch the beds this year.

The 2023 Greene County Sanitary Engineering expenses for landscape irrigation water were \$1,126.03, or \$286.79 more than the 2023 budgeted amount of \$839.24.

The 2023 AES Ohio expenses for landscape lighting were \$590.19, or \$22.08 more than the 2023 budgeted amount of \$568.11.

The 2023 Annual Picnic expenses were \$533.05, or \$145.85 more than the 2023 budgeted amount of \$387.20. The expenses included a one-time purchase of signs for the entrances at a cost of \$54.80.

The remaining 2023 expenses were about the same as in previous years, including annual insurance coverage (no change), annual audit (\$17.12 less), annual post office box rental (\$10.00 more), and irrigation start up and winterization expenses (\$13.00 less).

The Trustees used the 2023 actual expenses, escalated for inflation, as the basis for the 2024 estimated budget. The resulting 2024 budget assumes estimated expenses of \$12,130.44 and estimated income of \$12,540.00 plus \$3.79 in earned interest on our checking account. The \$413.35 in estimated 2024 gains will recover some of the \$3,609.01 in unplanned expenses for 2023 and increase the amount of our Ohio State mandated financial reserves for the HOA to \$3,904.64 by the end of 2024, assuming no unplanned expenses will occur in 2024.

If you have any questions on these Windemere Homeowners Associations financial summaries and spreadsheets please contact me or any of the other Trustees.

Sincerely,  
Ron O'Rear  
Trustee and Treasurer  
Windemere Homeowners Association