

## Fairwinds Homeowners Association

**2021 FINAL Budget Fairwinds**  
**January 1 - December 31, 2021**

148 Lots

Ledger Number	Ledger Description	2020 Budget	2021 Budget	2021 Per Lot/Per Yr.	Notes
4100	<b>Total Assesment</b>	<b>\$39,664.00</b>	<b>\$39,664.00</b>	<b>\$268.00</b>	<b>2020 Dues: \$268</b>
<b>Operating Expenses</b>					
6200	Lawn Care	\$15,820.00	\$17,825.00	\$120.44	BK - Mulch install
6300	Snow Maintanance	\$3,985.00	\$4,085.00	\$27.60	BK
6350	Landscape Improvements	\$3,330.00	\$3,170.00	\$21.42	Replace or add trees, shrubs, signs, etc.
6360	Pond Maintenance	\$10,615.00	\$8,600.00	\$58.11	Maintenance of pond areas/goose control - Lakeland
	<b>TOTAL</b>	<b>\$33,750.00</b>	<b>\$33,680.00</b>	<b>\$227.57</b>	
<b>Administrative Expenses</b>					
4500	Reserve Payments	\$494.00	\$494.00	\$3.34	Future replacement costs
5100	Management Fees	\$4,500.00	\$4,500.00	\$30.41	Professional management costs
5200	Accounting & Audit	\$150.00	\$160.00	\$1.08	Annual tax returns
5300	Property Insurance	\$335.00	\$340.00	\$2.30	Liability insurance on the common areas
5400	General Admin Expenses	\$235.00	\$290.00	\$1.96	Website, annual report, meeting room expenses, etc.
5500	Postage	\$100.00	\$100.00	\$0.68	Annual notices, violation notices, etc.
5600	Copies	\$100.00	\$100.00	\$0.68	Annual notices, violation notices, etc.
	<b>TOTAL</b>	<b>\$5,914.00</b>	<b>\$5,984.00</b>	<b>\$40.43</b>	

**Surplus/Deficit**

**\$0.00**

**\$0.00**