WINDWOOD HOMEOWNER'S ASSOC.	Approved 2026
INCOME:	Prop. Budget
Maintenance Fees-Villas (228) 34%	$ 911,901.85
Maintenance Fees-Condos (442) 66%	$ 1,767,809.74
Villas Direct Insurance	$ 1,088,989.85
Dumpster Service	$ 31,260.00
Capital Contribution	$ -
Surplus	$ -
Cable Income	$ 16,750.00
Owners & Interest Income	$ 8,000.00
Application Fees & Renewal Fees	$ 50,000.00
Decal Income	$ 10,000.00
Clubhouse Rental Income	$ 3,000.00
TOTAL INCOME	$ 3,887,711.44
EXPENSES:	
Accounting	$ 7,450.00
Legal	$ 59,000.00
Office	$ 34,150.00
Social Committee	$ 600.00
Telephone/Internet	$ 20,000.00
Salaries (HOA Staff & Maint.)	$ 425,140.00
Management Services & Fees	$ 89,000.00
Dumpster and Trash	$ 30,000.00
Pool Maintenance and Repairs	$ 19,000.00
Lawn Maintenance & Repair	$ 400,000.00
Lawn Pest and Fertilization	$ 67,000.00
Tree Trimming/Debris Pile	$ 90,000.00
Landscape Removal & Replacement	$ 110,000.00
Irrigation System	$ 70,000.00
Lake Maintenance	$ 5,200.00
Equipment Repairs and Maintenance	$ 25,700.00
Barrier Gates	$ 3,000.00
Janitorial	$ 5,000.00
General Repairs and Maintenance	$ 70,000.00
HOA Insurance	$ 154,681.59
Villas Direct Insurance	$ 1,088,989.85
Security	$ 390,000.00
Security Monitoring	$ 750.00
Water and Sewer	$ 6,800.00
Electricity	$ 80,000.00
Auto/Truck/Fuel	$ 11,000.00
Cable Television*	$ 400,000.00

Pest Control	$ 750.00
Iguana Control	$ 4,500.00
Professional Services	$ 10,000.00
Contingency	$ 10,000.00
Total Operating	$ 3,687,711.44
Reserves:	
Transfer to Reserves	$ 200,000.00
TOTAL EXPENSES	**$ 3,887,711.44**