



# Tall Oaks at Winding Trails Homeowners Association

## Wildwood, MO

### Financial Results Full Year

Trustees of Tall Oaks at Winding Trails  
Income & Disbursement Statement  
12/01/2021 through 12/31/2021

	12/01/2021 through 12/31/2021	YTD
Account Name: Primary		
<b>Beginning Balance</b>		<b>\$5,952.32</b>
<b>Receipts</b>		
0005 Interest	\$33.72	
0012 Trustee Assessment	\$27,885.00	
0027 Recording & Releasing	\$110.00	
<b>Total Receipts</b>		<b>\$28,028.72</b>
<b>Disbursements</b>		
1100 Legal Services	-\$445.30	
1200 Liability Insurance Premium	-\$660.91	
2000 Common Ground Maintenance	-\$10,166.16	
2001 Tree Removal/Replacement/Maintenance	-\$1,920.00	
2150 Irrigation Maintenance/Repair	-\$249.00	
2450 Christmas Expenses	-\$1,012.75	
2501 Pest Control	-\$229.00	
2560 Electrical Repairs/Maintenance	-\$497.00	
2645 Sign Maintenance	-\$2,810.99	
3710 Website Expenses	-\$700.00	
5300 Water Expenses	-\$915.20	
5500 Electric Expense	-\$6,264.29	
5700 Postage	-\$209.75	
5720 General Office and Copy Supplies	-\$120.29	
5725 Recording Fees	-\$162.00	
5900 Collection Fee	-\$2,233.49	
<b>Total Disbursements</b>		<b>-\$28,596.13</b>
<b>Ending Balance</b>		<b>\$5,384.91</b>

*Notes*  
Includes \$1,490.00 of 2022  
Assessments paid early.  
2021 credit would be \$26,395

Without early payments,  
Ending Balance would be \$3,894.91

# 2022 Budget

Tall Oaks at Winding Trails Budget		2020 Actual	2021 Actual	2022 Budget	Comments
<b>Beginning Balance</b>		4,412	5,952	5,385	
<b>Receipts</b>					
	Trustee Assessments	25,955	27,885	25,820	\$300 x 91 homes, less \$1,490 prepaids
	Recording & Releasing (Liens)	55	110	0	
	Interest	28	34	30	
	<b>Total Receipts</b>	<b>26,038</b>	<b>28,029</b>	<b>25,850</b>	Would be \$27,330 without prepaids
<b>Expenses</b>					
	Common Ground Maintenance	11,935	10,166	10,000	
	Electric Expenses	6,286	6,264	6,300	
	Collection Fees (City & Village)	2,079	2,233	2,066	8% of Assessments Collected
	Legal Services	0	445	2,000	Commercial Vehicles
	Tree Removal/Replace/Maintenance	included	1,920	1,000	
	Christmas Expenses	0	1,013	1,000	
	Sign Maintenance	0	2,811	1,500	
	Water Expenses	840	915	950	
	Liability Insurance Premium	1,180	661	700	
	Electrical Repairs/Maintenance	913	497	500	
	Irrigation Maintenance/Repair	372	249	200	
	Pest Control (Deer Removal)	469	229	250	
	Website Expenses	200	700	250	
	Postage	100	210	200	
	General Office & Copy Supplies	26	120	120	
	Subdivision Meeting Expenses	44	0	50	
	Recording Fees	54	162	0	
	<b>Total Expenses</b>	<b>24,498</b>	<b>28,595</b>	<b>27,086</b>	
<b>Ending Balance</b>		<b>5,952</b>	<b>5,385</b>	<b>4,149</b>	



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### Vendor Disbursements - (3457) Tall Oaks at Winding Trails From 1/1/2021 to 12/31/2021

Company	Name	Pay To	Tax ID #	Address	Contact Info.	Amount
	City & Village Tax Office - Collection Fee			3 Hollenberg Ct Bridgeton MO 63044	Ph Fax Email:	\$2,233.49
All American Brush Removal	All American Brush Removal			7314 Virginia Ave Saint Louis, MO 63111	Ph Fax Email:	\$500.00
<b>Common Ground</b>						
Ameren Missouri	Ameren Missouri			PO Box 88068 Chicago, IL 60680	Ph (314) 342-1111 Fax Email:	\$6,264.29
<b>Street &amp; Entrance Lighting</b>						
American Family Insurance	American Family Insurance			PO Box 52230 Phoenix, AZ 85072	Ph (636) 391-4855 Fax (636) 391-5607 Email:	\$660.91
<b>Liability, Property Damage, Directors Insurance</b>						
Bloom Lawn & Landscape	Bloom Lawn & Landscape			255 Pine Tree Lane Ballwin, MO 63011	Ph 636-887-6155 Fax Email:	\$700.00
<b>Christmas Decorations</b>						
Camacho Landscaping & Tree Service	Camacho Landscaping & Tree Service			303 Forest Hills Dr Eureka, MO 63025	Ph Fax Email:	\$750.00
<b>Common Ground</b>						
City and Village Tax Office	City and Village Tax Office	Corporation		#3 Hollenberg Court Bridgeton, MO 63044	Ph Fax Email:	\$492.04
<b>Office Exp, Recording Fees, Mailings</b>						
	Daniel Winnett			539 Golfwood Dr Ballwin, MO 63021	Ph 314-764-5054 Fax Email:	\$2,810.99
<b>Sign Repairs &amp; Painting</b>						
	Lori Romano			2234 Oak Crest Manor Lane Wildwood, MO 63011	Ph Fax Email:	\$1,292.88
<b>Deer Removal, Christmas Decorations</b>						

# Vendors Paid

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Metropolitan Forestry Services	Metropolitan Forestry Services	502 Old State Road Ballwin, MO 63021	Ph (636) 394-6597 Fax Email:	\$1,320.00
<b>Tree Trimming at Entrance</b>				
Missouri American Water	Missouri American Water	PO BOX 6029 Carol Stream, IL 60197	Ph Fax Email:	\$915.20
<b>Irrigation Sprinklers</b>				
Mitchell Inc	Mitchell Inc	204 Clarkson Executive Park Ellisville, MO 63011	Ph 636-458-1000 Fax Email:	\$8,014.03
<b>Mowing, Landscaping, etc.</b>				
Mitchell Lawn & Landscape	Mitchell Lawn & Landscape	204 Clarkson Executive Park Ellisville, MO 63011	Ph 636-458-1000 Fax Email:	\$1,000.00
<b>Mowing, Landscaping, etc.</b>				
Sandberg, Phoenix	Sandberg, Phoenix	PO Box 14369 Saint Louis, MO 63178	Ph 314-231-3332 Fax Email:	\$445.30
<b>Lawyer – Legal Consulting</b>				

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Silver Scope Design	Silver Scope Design	1450 Hudson Landing Saint Charles, MO 63303	Ph Fax Email:	\$700.00
<b>Website Redesign &amp; Hosting</b>				
Trinity Electrical Services LLC	Trinity Electrical Services LLC	7768 Ardmore Dr O Fallon, MO 63368	Ph Fax Email:	\$497.00
<b>Front Entrance Electrical Repairs</b>				
<b># of Vendors Listed:</b>		16	<b>Grand Total:</b> \$28,596.13	

## Year-Over-Year Comparisons

Tall Oaks Homeowners Association						
Annual Financial Status Summary & Comparison						
As of Nov 30 for Each Year						
Year	2016	2017	2018	2019	2020	2021 Actual
Assesment Amount per Home	\$270	\$270	\$275	\$280	\$285	\$290
Income - Assesments, Interest, Fines, etc. (91 Homes)	\$24,445	\$24,444	\$24,998	\$26,183	\$26,038	\$26,390
Delinquent Accounts as of Nov 30	Multiple	Multiple	\$760 (1 home)	\$0	\$0	\$0
Actual Annual Spend (12 months Nov 30 to Nov 30)	\$23,427	\$26,647	\$25,971	\$27,871	\$24,752	\$25,318
Ending Balance on Nov 30	\$9,863	\$7,710	\$6,887	\$5,199	\$6,486	\$7,557

**Average Spending = \$25,664**

