



Tall Oaks at Winding Trails Homeowners Association Meeting February 16, 2023 Wildwood Hotel

Financial Results Full Year

Trustees of Tall Oaks at Winding Trails
Income & Disbursement Statement
12/01/2022 through 12/31/2022

Account Name: Primary	12/01/2022 through 12/31/2022	YTD
Beginning Balance	\$5,028.78	\$5,384.91
Receipts		
0005 Interest		\$38.68
0012 Trustee Assessment	→	\$25,810.00
Total Receipts		\$25,848.68
Disbursements		
1100 Legal Services		-\$2,743.86
1200 Liability Insurance Premium		-\$718.39
2000 Common Ground Maintenance		-\$10,105.50
2100 Landscaping		-\$2,177.72
2150 Irrigation Maintenance/Repair		-\$210.75
2450 Christmas Expenses		-\$982.53
2561 Entrance Lighting		-\$20.83
2645 Sign Maintenance		-\$2,545.78
3610 Miscellaneous Subdivision Expenses		-\$12.18
3710 Website Expenses		-\$200.00
5300 Water Expenses		-\$789.50
5500 Electric Expense		-\$6,689.03
5700 Postage		-\$329.96
5720 General Office and Copy Supplies		-\$205.10
5900 Collection Fee		-\$2,067.92
Total Disbursements		-\$29,799.05
Ending Balance	→	\$1,434.54

Notes
Trustee Assessment is lower because
\$1,490 was paid in Dec-2021.
@\$300/home x 91 = \$27,300.00

Ending Balance of \$1,434.54 is a
key concern

2022 One Off Financial Events

- \$2,545.78 South signage wood rot – similar to North sign in 2021
- \$2,743.86 Legal Fees – consultation on commercial vehicles

2021-22 Actuals & 2023 Budget

	2021	2022	(Increase) /Decrease	% Change	2023 Budget
1100 Legal Services	(\$445.30)	(\$2,743.86)	(\$2,298.56)	516%	(\$500.00)
1200 Liability Insurance Premium	(\$660.91)	(\$718.39)	(\$57.48)	9%	(\$875.00)
2000 Common Ground Maintenance	(\$10,166.16)	(\$10,105.50)	\$60.66	-1%	(\$11,000.00)
2100 Landscaping	(\$1,920.00)	(\$2,177.72)	(\$257.72)	13%	(\$2,000.00)
2150 Irrigation Maint/Repair	(\$249.00)	(\$210.75)	\$38.25	-15%	(\$250.00)
2450 Holiday Lighting Expenses	(\$1,012.75)	(\$982.53)	\$30.22	-3%	(\$1,000.00)
2501 Pest Control	(\$229.00)	\$0.00	\$229.00	-100%	(\$250.00)
2561 Entrance Lighting	(\$497.00)	(\$20.83)	\$476.17	-96%	(\$250.00)
2645 Sign Maintenance	(\$2,810.99)	(\$2,545.78)	\$265.21	-9%	(\$500.00)
3610 Miscellaneous Subdivision Expenses	\$0.00	(\$12.18)	(\$12.18)	0%	(\$25.00)
3710 Website Expenses	(\$700.00)	(\$200.00)	\$500.00	-71%	(\$300.00)
5300 Water Expenses	(\$915.20)	(\$789.50)	\$125.70	-14%	(\$950.00)
5500 Electric Expenses	(\$6,264.29)	(\$6,689.03)	(\$424.74)	7%	(\$7,200.00)
5700 Postage	(\$209.75)	(\$329.96)	(\$120.21)	57%	(\$400.00)
5720 General Office and Copy Supplies	(\$120.29)	(\$205.10)	(\$84.81)	71%	(\$200.00)
5725 Recording Fees	(\$162.00)	\$0.00	\$162.00	-100%	\$0.00
5900 Collection Fee	(\$2,233.49)	(\$2,067.92)	\$165.57	-7%	(\$2,250.00)
	(\$28,596.13)	(\$29,799.05)	(\$1,202.92)	4%	(\$27,950.00)



Year-Over-Year Comparisons

Tall Oaks Homeowners Association Annual Financial Status Summary & Comparison As of Dec 31 for Each Year

Year	2018	2019	2020	2021	2022 Actual	2023 Forecast
Assessment Amount per Home	\$275	\$280	\$285	\$290	\$300	\$375
Income - Assessments, Interest, Fines, etc. (91 Homes)	\$24,998	\$26,183	\$26,038	\$27,880	\$25,849	\$34,125
Delinquent Accounts as of Nov 30	\$760 (1 home)	\$0	\$0	\$0	\$0	\$0
Actual Annual Spend (12 months Nov 30 to Nov 30)	\$25,896	\$27,585	\$24,498	\$28,596	\$29,799	\$27,950
Ending Balance on Nov 30	\$6,887	\$5,199	\$6,101	\$5,385	\$1,435	\$7,610

*Income includes \$1,490.00 of 2022 assessments paid early
*Income lower by \$1,490.00 of 2022 assessments paid in 2021.
Also includes \$38.68 in interest

Average Spending 5 Year Actual = \$27,275

