

**BAY WINDS HOMEOWNERS ASSOCIATION, INC. (BW)
BOARD MEETING**

MARCH 20, 2024

AT THE BOCA WINDS CLUBHOUSE

AGENDA

- I. VERIFY QUORUM AND CALL MEETING TO ORDER
- II. REVIEW FOR APPROVAL JANUARY 17, 2024 BOARD MEETING MINUTES
- III. FINANCIAL
 - A) REVIEW DELINQUENCY REPORTS AS OF MARCH 12, 2024
 - B) REVIEW FEBRUARY 2024 BALANCE SHEET AND INCOME AND EXPENSE REPORTS
 - C) REVIEW DRAFT 2023 FINANCIAL AUDIT PREPARED BY CPA'S
- IV. COMMUNITY LAKES
 - A) LAKE INSPECTION UPDATE
- V. OLD BUSINESS/NEW BUSINESS
- VI. MEETING ADJOURNMENT

**BAY WINDS HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEMBERS MEETING MINUTES
JANUARY 17, 2024**

Board Members

Present: Daniel Linblom, Jamie D'Albenzio, Douglas DeLuca & Rick Stacy.

Board Members

Absent: Lauren Byrne

Also Present: Paul Valyo, Community Management & Construction, Inc.

The Annual Members Meeting was called to order at 7:00 pm by Mr. Stacy. There were three (3) Homeowner/Members in attendance at the Annual Members Meeting. Mr. Stacy reminded the Board Members and homeowners in attendance that no quorum is required for the B.W. Annual Members meeting.

ANNOUNCEMENT AND SEATING OF DIRECTORS FROM ASHLEY PARK, BOCA

FALLS AND BOCA WINDS - Mr. Valyo informed the Board that he received a proper appointment of Community Representatives from the Ashley Park, Boca Falls and Boca Winds sub-associations. The community appointments and B.W. Board Members for the 2024 calendar year are as follows:

Daniel Lindblom representing Ashley Park
Jamie D'Albenzio representing Boca Falls
Lauren Byrne representing Boca Falls
Douglas DeLuca representing Boca Winds
Rick Stacy representing Boca Winds

ELECTION OF CORPORATE/ASSOCIATION OFFICERS FOR YEAR 2024 – Mr. Stacy made a motion to keep the same association officers for year 2024 as in year 2023. Mr. Lindblom seconded this motion, and it was unanimously approved by the Board.

The 2024 Association Officers are as follows:

Rick Stacy – President
Daniel Lindblom – Vice-President
Lauren Byrne - Treasurer
Doug DeLuca – Secretary
Jamie D'Albenzio - Director

APPOINT REPRESENTATIVE TO THE WEST BOCA COMMUNITY COUNCIL – Mr. Lindblom made a motion to appoint Paul Pontrelli to be the representative for Bay Winds on the West Boca Community Council. Mr. DeLuca seconded the motion, and it was unanimously approved by the Board.

APPROVAL OF MEETING MINUTES – The Board reviewed the Meeting Minutes from the November 13, 2023, Board Meeting. *Mr. DeLuca made a motion to approve the November 13, 2023, Board Meeting Minutes as written. Mr. Lindblom seconded the motion, and the motion was unanimously approved by the Board.*

FINANCIAL – The Board reviewed the Delinquency Report as of December 31, 2023. There are four delinquent accounts, none of them need to be discussed at this time.

Mr. Valyo presented the draft (not approved by the auditors yet) of the December (year-end) 2023 Balance Sheet, and Income and Expense Report for the Board Members review and noted that year 2023 ended with surplus funds. Mr. Valyo explained the reason for the surplus funds. *Mr. Lindblom made a motion to transfer the after-CPA audit 2023 surplus funds/Net Income to the Unallocated Reserve Account. Mrs. D'Albenzio seconded this motion, and it was unanimously approved by the Board.*

Mr. Valyo informed the Board that the association CD account at the New York Community Bank (NYCB) matured and after the earned interest was added to the account, the balance is approximately \$257,000 which is over the FDIC insured amount of \$250,000. Mr. Valyo suggested transferring \$20,000 from this account to the operating account and the remaining balance to another CD account at NYCB.

Mr. Lindblom made a motion to approve the opening of a new CD account at NYCB, deposit \$237,000 to this new CD account and transfer \$20,000 from the matured CD account at NYCB to the Operating account. Mr. Stacy seconded the motion, and it was unanimously approved by the Board.

NEW JANITORIAL SERVICES – *Mr. Stacy made a motion to approve the BW janitorial services to be transferred from CMC to CPM. Mr. Lindblom seconded this motion, and it was unanimously approved by the Board.*

REVIEW FOR APPROVAL VALANCY & REED, P.A. TO BEGIN LEGAL SERVICES – *Mr. Lindblom made a motion to accept the Valancy & Reed Legal Services Agreement. Mr. Stacy seconded this motion, and it was unanimously approved by the Board.*

COMMUNITY LAKE – LAKE INSPECTION UPDATE – The Board Members discussed the fish stocking and the Sonar treatment of the lakes. The Board Members agreed to skip fish stocking in 2024 due to the apparent abundance of varieties of fish currently in the lakes.

NEW BUSINESS/OLD BUSINESS – Nothing to discuss.

A motion was made and approved to adjourn the Board Meeting at 8:04 pm.

Minutes Accepted By:

Douglas DeLuca, Secretary

Date

BW HOMEOWNERS' ASSOCIATION, INC.
DELINQUENT 3/12/2024

<u>LOT NO.</u>	<u>NAME</u>	<u>BALANCE</u>	<u>COMMENTS</u>
D2-21	VICKERY	44.00	BOARD ACTION: None LAST PAYMENT: 2/13/2024 - \$44.00 LAST ACTION TAKEN: Mortgage Foreclosure on file with US Bank 1/18/2024
O-021	MONOSON	375.05	BOARD ACTION: None LAST PAYMENT: 1/1/2024 – 130.00 LAST ACTION TAKEN: Mortgage Foreclosure on file December 2022 – Mortgage Assets MGMT – Attorney filed Answer to Mortgage Foreclosure = \$374.00 – Per Attorney 7/25/23 the foreclosure process is ongoing and likely will go to sale
R-009	GALBO/ ROVELLO	496.68	BOARD ACTION: None LAST PAYMENT: 2/2/2024 - \$130.00 LAST ACTION TAKEN: Claim of Lien on file – Attorney's 1 st notice sent 7/21/2020 - 2d Notice requested 10/1/2020 – Owner was to request a payment plan with Mr. Croyle – no request made to date. MGMT emailed owner requesting payment 5/13/2021- no response from owner. Balance breakdown – 138.70 lien fee, 24.98 interest, and 330.00 legal fee for 1 st and 2 nd notice from Mr. Croyle. Mr. Croyle is owed an additional 165.00
V-036	ZAPIN	781.41	BOARD ACTION: LAST PAYMENT: 4/24/23 – 260.10 LAST ACTION TAKEN: Claim of lien on file – Attorney's 1 st notice requested 11/16/23 – Mortgage Foreclosure filed 1/18/24-Deutsche Bank - Bank Sale date set for 2/26/24 – Certificate of sale on file 2/26/24 Mr. Croyle to monitor for Surplus Claims
C-2-26	EDWARDS	391.53	BOARD ACTION: None LAST PAYMENT: 7/11/2023 – 528.11 LAST ACTION TAKEN: Claim of lien on file – 30-day Notice of late assessment default date 4/12/2024

DATE: 3/12/24
 TIME: 4:58 PM

EW HOMEOWNERS ASSOC
 AGED OWNER BALANCES: AS OF Mar. 12, 2024
 LOT/UNIT NUMBER SEQUENCE

PAGE 1

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A-006	601	Jiafu Gao	0.00	0.00	21.00	0.00	21.00
A-027	2701	Wanda Barney	8.69	0.00	132.00	0.00	140.69
A-029	2901	Thomas & Maria Bagley	8.69	0.00	132.00	0.00	140.69
A-069	6901	Omar Ortiz-Guisao	0.00	0.00	6.00	0.00	6.00
A-091	9101	Mark & Doreen Weiss	0.00	0.00	6.00	0.00	6.00
A-101	10101	Paul and Vanessa Swanner	0.00	0.00	2.00	0.00	2.00
A-114	11401	Jean Renaud Henry	8.69	0.00	132.00	0.00	140.69
A-131	13101	Sergio Schiffino	0.00	0.00	132.00	0.00	132.00
D1-02	2041	Biscayne Bay Assets, LLC	0.00	0.00	6.00	0.00	6.00
D1-18	18041	Alan & Jessica Mushlin	0.00	0.00	6.00	0.00	6.00
D1-31	31041	Jeremiah and Ashley Szpilka	0.00	0.00	4.53	0.00	4.53
D1-32	32041	Aria and Nicholas Calisi	0.00	0.00	14.33	0.00	14.33
D1-36	36041	Todd M. Sands	8.69	138.00	0.00	0.00	146.69
D1-39	39041	Thomas Ray & Xiomara Patterson	0.00	0.00	2.14	0.00	2.14
D1-48	48041	Michel Levy	0.00	0.00	6.00	0.00	6.00
D1-59	59041	Melody Maddaloni	8.69	0.00	132.00	0.00	140.69
D1-68	68041	Anthony and Casey Kuchler	0.00	0.00	6.00	0.00	6.00
D1-71	71041	Thomas Patrick Worthington	8.69	0.00	132.00	0.00	140.69
D2-01	1042	Antonietta & Sergio Benavides	281.22	6.00	0.00	0.00	287.22 NSF
D2-21	21042	Scott & Donna Vickery	0.00	0.00	44.00	0.00	44.00
D2-37	37042	Alyson Fields D'Addio	0.00	0.00	6.00	0.00	6.00
D2-74	74042	John & Carol Olegario	8.69	0.00	132.00	0.00	140.69
E-001	105	Paul Vann Jr.	8.69	0.00	132.00	0.00	140.69
E-005	505	Fiona and Harold Forman	8.69	0.00	132.00	0.00	140.69
E-007	0705	David & Jamie Sweet	0.00	0.00	6.00	0.00	6.00
E-011	1105	Yonel and Lourdes Roche	0.00	0.00	2.53	0.00	2.53
E-013	1305	Kalpana Bridgmohan	0.00	0.00	6.00	0.00	6.00
E-043	4305	Diego Carlos Monteverde Raggio	8.69	0.00	132.00	0.00	140.69
E-051	5105	Luke Easton	8.69	0.00	122.53	0.00	131.22
E-056	5605	Joseph & Ronit Nir	0.00	0.00	37.00	0.00	37.00
E-097	9705	Christopher & Racquel Rowe	0.00	0.00	1.05	0.00	1.05
E-115	11505	Armand Dinapoli	8.69	0.00	132.00	0.00	140.69
E-126	12605	Brian & Marissa Gordon	0.00	0.00	6.00	0.00	6.00
E-132	13205	Travis and Anne Marie Connolly	0.00	0.00	36.00	0.00	36.00
E-140	14005	Nami Hartwig	0.00	0.00	6.00	0.00	6.00
E-141	14105	Will & Kristin Peragine	8.69	0.00	132.00	0.00	140.69
F-015	1506	Richard & Angela Zaremba	8.69	0.00	132.00	60.00	200.69
F-021	2106	Mauricio Peque Isla Tutuianu	0.00	0.00	6.00	0.00	6.00
F-031	3106	Paul Grant	8.69	0.00	132.00	0.00	140.69
F-038	3806	Leroy Robinson	8.69	0.00	132.00	0.00	140.69
F-049	4906	Hans Olea	8.69	0.00	88.00	0.00	96.69
F-073	7306	Keith Kesnig & Lena Trento	0.00	0.00	2.00	0.00	2.00
F-082	8206	Linda Travers	8.69	0.00	132.00	0.00	140.69
F-083	8306	Brian and Daniella Brown	0.00	0.00	6.00	0.00	6.00
F-087	8706	Yehuda and Andrea Atias	8.69	0.00	116.23	0.00	124.92
F-105	10506	Murray & Stacey Frank	0.00	0.00	43.92	0.00	43.92
F-121	12106	Kam & Mandy Lok Lam	0.00	0.00	2.00	0.00	2.00
G-029	2907	Romulo Gonzalez	0.00	0.00	6.00	0.00	6.00

DATE: 3/12/24
 TIME: 4:58 PM

BW HOMEOWNERS ASSOC
 AGED OWNER BALANCES: AS OF Mar. 12, 2024
 LOT/UNIT NUMBER SEQUENCE

PAGE 2

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
G-038	3807	Bradley and Yunjoo Hall	8.69	0.00	132.00	0.00	140.69
G-041	4107	Michael Sherman	8.69	0.00	132.00	0.00	140.69
G-047	4707	Jaime M & Gisele S Crespo	8.69	0.00	132.00	0.00	140.69
G-054	5407	Howard & Murline Smith	8.69	0.00	132.00	8.53	149.22
G-056	5607	Judith Leone	0.00	0.00	8.53	0.00	8.53
G-063	6307	Mahammed Khan	17.38	0.00	132.00	0.00	149.38
G-077	7707	Lisney and Heloisa Oliveira	0.00	0.00	17.38	0.00	17.38
G-085	8507	Barbara Casale	0.00	0.00	6.00	0.00	6.00
G-086	8607	Christopher and Luce Russon	0.00	0.00	24.00	0.00	24.00
G-088	8807	Bonnie Hoffman	0.00	0.00	132.00	758.07	890.07
G-093	9307	Oliver Veizaga	8.69	0.00	132.00	0.00	140.69
J-004	410	Eleftherios & Patricia Savvide	0.00	0.00	6.00	0.00	6.00
J-010	1010	Xiaoquin Bie	0.00	0.00	6.00	0.00	6.00
J-028	2810	Jack & Amy Ribacoff	0.00	0.00	21.00	0.00	21.00
J-045	4510	Edna & Kenold Talabert	8.69	0.00	132.00	49.95	190.64
J-056	5610	Michael and Katherine Steffy	8.69	0.00	132.00	0.00	140.69
J-062	6210	Leonardo and Karin Gonzalez	8.69	0.00	81.00	0.00	89.69
K-005	511	Sanford & Adele Gray	0.00	0.00	6.00	0.00	6.00
K-013	1311	Randy Laxer	0.00	0.00	6.00	0.00	6.00
K-052	5211	Charles and Onjewel Smith	0.00	0.00	6.00	0.00	6.00
K-064	6411	Ramon and Esther Tiburcio	0.00	0.00	6.00	0.00	6.00
K-066	6611	Sheldon and Kessianne Brewster	0.00	0.00	6.00	0.00	6.00
K-072	7211	Edgar and Ewa Urbaz	8.69	0.00	132.00	0.00	140.69
K-082	8211	Steven and Jasmin Mamak	0.00	0.00	6.00	0.00	6.00
K-083	8311	Eric & Jill Relkin	0.00	0.00	6.00	0.00	6.00
K-093	9311	Damaris R. and Tomas Jackson	0.00	0.00	6.00	0.00	6.00
L-001	112	Denise and James Folchetti	0.00	0.00	6.00	0.00	6.00
L-007	712	Jose & Emma Cisneros	0.00	0.00	6.00	0.00	6.00
L-081	8112	Jaime Hartman	0.00	0.00	6.00	0.00	6.00
L-083	8312	Emilio Lebolo & Martha Mora	0.00	0.00	6.00	0.00	6.00
M-013	1313	Gustavo and Marina Cuoto	0.00	0.00	6.00	0.00	6.00
M-028	2813	Gerald & Carol Hochman	0.00	0.00	6.00	0.00	6.00
M-053	5313	Joseph and Aba K. Mbrokoh-Ewoa	8.69	0.00	81.00	0.00	89.69
M-057	5713	Kyle and Liana Konhauzer	8.69	0.00	132.00	0.00	140.69
N-003	314	Cristhian and Jeff Labossiere	8.69	0.00	132.00	0.00	140.69
N-008	814	Joseph Hamel	0.00	0.00	8.53	0.00	8.53
N-015	1514	Jermaine Campbell	8.69	0.00	132.00	0.00	140.69
N-017	1714	Kristine Collins	0.00	0.00	6.00	0.00	6.00
N-018	1814	Nataly Godes	0.00	0.00	6.00	0.00	6.00
O-021	2115	Patti Monoson <i>Legal Fee</i>	0.00	0.00	132.00	243.05	375.05
O-047	4715	Maik Lima Silva	0.00	0.00	6.00	0.00	6.00
P-008	816	Norman & Debi Schulman	8.69	0.00	132.00	0.00	140.69
P-009	916	Vincent Senisi	8.69	0.00	131.53	0.00	140.22
P-035	3516	Michael & Shauna Slavin	8.69	0.00	132.00	0.00	140.69
P-048	4816	Jessica Seiden	8.69	0.00	132.00	0.00	140.69
Q-008	817	Alfio Colin	0.00	0.00	6.00	0.00	6.00
Q-024	2417	Ilkhom Kurshidovich Karimov	0.00	0.00	6.00	0.00	6.00
Q-064	6417	Heather Sutton	0.00	0.00	6.00	0.00	6.00

Payment in Full Processing

DATE: 3/12/24
 TIME: 4:58 PM

EW HOMEOWNERS ASSOC
 AGED OWNER BALANCES: AS OF Mar. 12, 2024
 LOT/UNIT NUMBER SEQUENCE

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
R-009	918	Mimi Galbo <i>Legal Fees</i>	0.00	0.00	132.00	364.68	496.68
R-019	1918	Terrence & Karen Aking	0.00	0.00	1.84	0.00	1.84
R-033	3318	Daymon M. & Kytanya E. Hughes	0.00	0.00	6.00	0.00	6.00
R-039	3918	Uri & Smadar Gavish	0.00	0.00	50.38	0.00	50.38
R-053	5318	Milan and Melanie DeVito	0.00	0.00	6.00	0.00	6.00
R-068	6818	Edward and Martha Shahady	0.00	0.00	6.00	0.00	6.00
S-065	6519	Adam and Jodie Trentacoste	0.00	0.00	6.00	0.00	6.00
S-086	8619	David & Melissa Friedman	0.00	0.00	31.00	0.00	31.00
S-101	10119	R&R Med ENT, LLC	0.00	0.00	15.00	0.00	15.00
T-047	4720	Doron & Natalie Tilayoff	0.00	0.00	4.00	0.00	4.00
T-048	4820	Jeff & Jenna Pinteralli	8.69	0.00	132.00	0.00	140.69
U-007	721	Kirk & Sara Hoza	0.00	0.00	6.00	0.00	6.00
U-011	1121	Manny Kaline	0.00	0.00	6.00	0.00	6.00
U-018	1821	Efraim Alvarez	8.69	0.00	132.00	0.00	140.69
V-036	3622	Ayelet Zapin <i>Cert of Sale</i>	0.00	0.00	370.32	411.09	781.41
V-038	3822	Kevin & Stacey Luces	0.00	0.00	6.00	0.00	6.00
V-051	5122	Raimundo Gonzalez Duenas	8.69	0.00	132.00	0.00	140.69
B-1-01	1102	Brent Cohen & Vanessa Paz	0.00	0.00	6.00	0.00	6.00
B-1-38	38102	Michael and Jenilyn Droz	0.00	0.00	6.00	0.00	6.00
B-1-42	42102	Richard and Heather Samuels	0.00	0.00	6.00	0.00	6.00
B-1-62	62102	Robert S. Robinson	0.00	0.00	6.00	0.00	6.00
B-2-07	7202	Alexandre and Gelma Guimarae	8.69	0.00	111.78	0.00	120.47
B-2-10	10202	Louis A. and Angela Norori	8.69	0.00	132.00	0.00	140.69
B-2-12	12202	Michael Puleo	8.69	0.00	132.00	0.00	140.69
B-2-15	15202	Kurt and Diane Bolick	0.00	0.00	21.00	0.00	21.00
B-2-22	22202	Brian and Leah McClure	0.00	0.00	6.00	0.00	6.00
B-2-28	28202	Edward McCarthy	8.69	0.00	132.00	0.00	140.69
B-2-41	41202	Ana Paula King	0.00	0.00	6.00	0.00	6.00
B-2-42	42202	Rochelle Jaffe Revocable Trust	8.69	0.00	132.00	0.00	140.69
B-2-44	44202	Anthony Kerstens	0.00	0.00	1.00	0.00	1.00
C-1-08	8103	Guillermo J Salas-Bautista	8.69	0.00	132.00	0.00	140.69
C-1-12	12103	Michael Austin Willyoung	0.00	0.00	21.00	0.00	21.00
C-2-20	20203	Roberto Augustine	8.69	0.00	132.00	0.00	140.69
C-2-21	21203	Shad and Jessica Theroux	8.69	0.00	132.00	0.00	140.69
C-2-26	26203	Anthony & Yvonne Edwards <i>Letter of Sale</i>	0.00	0.00	132.00	259.53	391.53
C-2-30	30203	Elizabeth Ortega	8.69	0.00	132.00	0.00	140.69
C-2-32	32203	Robin Newman	0.00	0.00	36.00	0.00	36.00
C-2-56	56203	Margaret O'Hara	0.00	0.00	3.00	0.00	3.00
C-2-61	61203	Ramon Boreck	0.00	0.00	6.00	0.00	6.00
C-5-08	8503	Flavio and Conceicao Alves	8.69	0.00	132.00	0.00	140.69
C-5-17	17503	Jonathan Maso	0.00	0.00	6.00	0.00	6.00
C-5-18	18503	Marianne Cuffari	0.00	0.00	63.00	0.00	63.00
D-2-47	47042	James and Maggie Martin	8.69	0.00	123.47	0.00	132.16
TOTAL:			733.10	144.00	8281.02	2154.90	11313.02

DATE: 3/12/24
TIME: 4:58 PM

BN HOMEOWNERS ASSOC
AGED OWNER BALANCES: AS OF Mar. 12, 2024

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R E P O R T S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	1310	266.53	138.00	8042.70	1616.31	10063.54
02		NSF Charges	1590	6.00	6.00	0.00	0.00	12.00
03		Admin. Fees	1530	460.57	0.00	0.00	158.69	619.26
04		Interest	1590	0.00	0.00	0.00	61.74	61.74
05		Legal/Collect	1530	0.00	0.00	238.32	318.16	556.48
GRAND TOTAL:				733.10	144.00	8281.02	2154.90	11313.02

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01310	Assessments Receivable	10063.54
01530	Legal/Collection Fees Recei	1175.74
01590	Misc. Owner Fees Receivable	73.74
T O T A L		\$11313.02

-- End of report --

Run Date: 03/11/24
 Run Time: 12:45 AM

BW HOMEOWNERS ASSOC
 Balance Sheet
 As of 02/29/24

Account Description	Fund Balances			Totals
	Operating	Reserves	Other	
ASSETS				
Cash:				
Cash-Oper-SouthState-3906	172,833.63			172,833.63
Cash-OperExc-Flagstar-CD010924	237,080.31			237,080.31
Cash-Reserve-MM-SouthSt-4706		71,123.27		71,123.27
Cash-Res-Synovus-CD MD 042824		235,000.00		235,000.00
Cash-Res-Synovus-Checking-8571		1,000.00		1,000.00
Cash-Res-BankUnited-CDMD102324		191,313.53		191,313.53
TOTAL Cash	409,913.94	498,436.80	.00	908,350.74
Current Assets:				
Assessments Receivable	15,806.10			15,806.10
Legal/Collection Fees Receiv.	715.17			715.17
Allowance for Bad Debts	(254.07)			(254.07)
Misc. Owner Fees Receivable	83.74			83.74
Prepaid Insurance	48,124.07			48,124.07
Due From Operating		566.75		566.75
TOTAL Current Assets	64,475.01	566.75	.00	65,041.76
Other Assets:				
TOTAL Other Assets	.00	.00	.00	.00
TOTAL ASSETS:	474,388.95	499,003.55	.00	973,392.50
LIABILITIES & EQUITY				
Current Liabilities:				
Accounts Payable	1,657.97			1,657.97
Accrued Expenses	5,250.00			5,250.00
Unearned Income	79,552.00			79,552.00
Prepaid Owner Assmts. Liab.	135,860.46			135,860.46
Due To Res.-Common	566.75			566.75
TOTAL Current Liabilities	222,887.18	.00	.00	222,887.18
Reserves:				
Reserves - Unallocated		499,003.55		499,003.55
TOTAL Reserves	.00	499,003.55	.00	499,003.55
Equity:				
Fund Balance	201,019.87			201,019.87
Current Year Net Income/(Loss)	50,481.90	.00	.00	50,481.90
TOTAL Equity	251,501.77	.00	.00	251,501.77
TOTAL LIABILITIES & EQUITY	474,388.95	499,003.55	.00	973,392.50

BW HOMEOWNERS ASSOC
 Income/Expense Statement
 Period: 02/01/24 to 02/29/24

Description	Current Period			Year-To-Date			Yearly Budget	
	Actual	Budget	Variance	Actual	Budget	Variance		
INCOME								
Income:								
06010	Assessment Income	79,494.95	79,552.00	(57.05)	158,744.47	159,104.00	(359.53)	954,624.00
06410	Interest Income	.00	.00	.00	7,538.68	.00	7,538.68	.00
06420	Interest Inc.-Res.-Common	55.56	.00	55.56	82.60	.00	82.60	.00
06421	Int. Applied to Res.-Common	(55.56)	.00	(55.56)	(82.60)	.00	(82.60)	.00
	TOTAL INCOME	79,494.95	79,552.00	(57.05)	166,283.15	159,104.00	7,179.15	954,624.00
EXPENSES								
General & Administrative:								
07010	Property Management	12,750.00	12,750.00	.00	25,500.00	25,500.00	.00	153,000.00
07020	Audit & Tax Preparation	375.00	375.00	.00	750.00	750.00	.00	4,500.00
07030	Legal Fees	.00	500.00	500.00	99.10	1,000.00	900.90	6,000.00
07031	Legal Fees Reimbursed	(125.00)	.00	125.00	(125.00)	.00	125.00	.00
07040	Insurance Expense	4,666.81	4,833.33	166.52	9,333.62	9,666.66	333.04	58,000.00
07290	Misc. Administrative Expense	449.21	916.67	467.46	732.21	1,833.34	1,101.13	11,000.00
	TOTAL General & Admin.	18,116.02	19,375.00	1,258.98	36,289.93	38,750.00	2,460.07	232,500.00
Utilities:								
08010	Electric	2,692.45	5,000.00	2,307.55	9,207.85	10,000.00	792.15	60,000.00
	TOTAL Utilities	2,692.45	5,000.00	2,307.55	9,207.85	10,000.00	792.15	60,000.00
Grounds/Maintenance:								
08520	Landscape Maintenance	19,166.00	19,166.67	.67	39,767.00	38,333.34	(1,433.66)	230,000.00
08530	Landscape Replacement	.00	1,250.00	1,250.00	.00	2,500.00	2,500.00	15,000.00
08540	Landscape Extras	1,151.50	10,416.67	9,265.17	1,864.11	20,833.34	18,969.23	125,000.00
08545	Tree Trimming	.00	5,375.00	5,375.00	.00	10,750.00	10,750.00	64,500.00
08550	Irrigation Maintenance	3,102.00	3,408.33	306.33	5,373.00	6,816.66	1,443.66	40,900.00
08555	Irrigation Water Use Monit.	250.00	250.00	.00	500.00	500.00	.00	3,000.00
08560	Lake/Wetland Preserve Maint.	7,096.06	9,166.67	2,070.61	10,970.62	18,333.34	7,362.72	110,000.00
08790	Misc. Repairs & Replacement	.00	137.50	137.50	.00	275.00	275.00	1,650.00
	TOTAL Grounds/Maintenance	30,765.56	49,170.84	18,405.28	58,474.73	98,341.68	39,866.95	590,050.00
Contract Services:								
09020	Janitorial Services	943.92	1,041.67	97.75	1,712.08	2,083.34	371.26	12,500.00
	TOTAL Contract Services	943.92	1,041.67	97.75	1,712.08	2,083.34	371.26	12,500.00
Other Expenses:								
09610	Def. Maint. & Repl. Reserve	4,833.33	4,833.33	.00	9,666.66	9,666.66	.00	58,000.00
09990	Contingency	150.00	131.17	(18.83)	450.00	262.34	(187.66)	1,574.00
	TOTAL Other Expenses	4,983.33	4,964.50	(18.83)	10,116.66	9,929.00	(187.66)	59,574.00
	TOTAL EXPENSES	57,501.28	79,552.01	22,050.73	115,801.25	159,104.02	43,302.77	954,624.00
	NET INCOME/ (LOSS)	21,993.67	(.01)	21,993.68	50,481.90	(.02)	50,481.92	.00