

Windings HOA Board 42W346 Retreat Ct. St. Charles IL. 60175

board@thewindings.org

www.thewindings.org

January 13, 2024

Dear Windings Residents,

Happy New Year! I hope you were all able to spend time with your loved ones over the holidays making cherished memories just as I did. As we embark on 2024 I'd like to inform you of two changes to our annual budget meeting.

Due to ongoing challenges with the US Postal Service, we have decided to reschedule our previously scheduled meeting for February 17, 2024. The meeting will be held once again via zoom at 9:30am. The meeting will consist of a resident open session followed by a brief discussion regarding the 2024 budget and a vote. Details on how to join the zoom will be included below and will also be available on our community website www.thewindings.org.

In addition to the new meeting details, at the request of the environmental committee and committee liaison, there has been a reallocation to the budget. Details of those changes will be fully outlined in the next pages. If you have any questions regarding this request please reach out to Tom Wakolbinger for more information at environment@thewindings.org.

Your flexibility, understanding, and patience is greatly appreciated as we navigate these unprecedented circumstances. We're looking forward to a successful 2024 as we collectively contribute to our community's growth in the coming year.

Please reach out to me at secretary@thewindings.org if you are having any trouble accessing the resident portal.

Sincerely,

Nicole R. Luisi, Secretary For the Windings Board of Directors

# THE WINDINGS — Of Ferson Creek —

Windings HOA Board 42W346 Retreat Ct. St. Charles IL. 60175

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I would also like to take a moment to congratulate our four 2024 election winners, Tom Wakolbinger, Brittany Hampsch, Henry Alexander, and Chris Koffenberger! For easy reference, I am adding all of the new positions below with the email contact information for each board member along with any committees they are the liaison for as well.

### **Daryl Butts**

President: president@thewindings.org Roads: roads@thewindings.org

### Henry Alexander

Vice President: vicepresident@thewindings.org Grounds and Trails: grounds@thewindings.org

### **Brittany Hampsch**

Treasurer: treasurer@thewindings.org Social: social@thewindings.org

### Nicole Luisi

Secretary: secretary@thewindings.org Publicity: publicity@thewindings.org Elections: elections@thewindings.org

### Ben Martin

Facilities: facilities@thewindings.org Security: security@thewindings.org

### **Denise Vardakas**

Audit: audit@thewindings.org Nominations: nominations@thewindings.org

### Tom Wakolbinger

Environmental: environment@thewindings.org

### Tom Petersen

Covenants: covenants@thewindings.org

### Chris Koffenberger

Architecture: architecture@thewindings.org

# UPCOMING EVENTS

February 12, 2024 - 7pm Zoom Monthly Board Meeting

February 17, 2024 - 9:30am Zoom Annual Budget Board Meeting

March 11, 2024 - 7pm Zoom Monthly Board Meeting

# THE WINDINGS — Of Ferson Creek —

Windings HOA Board 42W346 Retreat Ct. St. Charles IL. 60175

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Below, you will find a detailed list of each line item that was adjusted from the original proposed budget that was sent in November. Each of these changes were made to accommodate the additional funds that were added to the environmental committee. If you have any questions regarding the line item changes you see here, please reach out to treasurer@thewindings.org for more information.

	By Line	Ву	By
Increases in Income:	Items	•	Rev/Exp
Interest income	\$ 500		
Clubhouse rental	500		
Total Revenue Increase		1,000	1,000
(Decreases)/Increases in Expense line items:			
Administrative line items:			
Bad debt	(1,000)		
Administrative	(1,000)		
Postage	(500)		
Printing	(200)		
		(2,700)	
Facilities line items (all utilities):			
Internet	(550)		
Gas	(1,100)		
Trash	500		
Water & Sewer	(50)		
		(1,200)	
Grounds & Trails:			
Trail restoration, Bridge & Fence	(550)		
		(550)	
Environmental:			
Tree care (canopy)	1,500		
<b>Woodland Restoration</b>	3,000		
		4,500	
Erosion Mitigation	(50)	(50)	
Depreciation Expense	1,000	1,000	
Total Expense Increase:			1,000
Net			\$ -

**Windings HOA** 

Page		Windings HOA					
Revenue         Revenue <t< th=""><th></th><th></th><th></th><th></th><th>1</th></t<>					1		
Reversements         \$ 285,000 \$ 285,000 \$ 0         \$ 285,000 \$ 0 <th< th=""><th></th><th></th><th colspan="2">_</th><th>_</th><th colspan="2"></th></th<>			_		_		
Assessments	Parramus -	Actual	Rev. 1	Adjustments	Rev. 2	2023 Budget	
Disclosure Letters   750   700		ć 205.000	ć 385 000	ć	ć 205.000	ć 20F 000	
Interest   Fees   75   75   75   75   75   75   75   7			•	<b>&gt;</b> -			
Pees				500		000	
Clubhouse Rental   Total Revenue   295,671   293,600   1,000   294,600   287,100   2		•	3,400	300	3,300		
Total Revenue   September   Social Activities Expense   Social Activities Expense   Social Activities Expense   Easter Egg Hunt		_	2 500	500	3 000	1 500	
Expenses   Social Activities Expense   Easter Egg Hunt	-						
Social Activities Expense         Easter Egg Hunt         457         500         500           Halloweer Event         798         1,000         1,000         1,100           July 4th Picnic         (952)         350         350         350           July 4th Donation         250         250         250         250           Music Under The Stars         2,934         2,800         2,800         2,750           Santa Party         224         500         500         550           Ice Rink         584         750         750         500           Bingo Event         300         300         300         300           Welcome Wagon         217         400         400         500           Administrative Expense         4,698         7,200         7,200         6,000           Administrative Expense         9,616         10,000         (1,000)         - 2,000           Bad Debt         2,000         1,000         10,000         - 2,000           Barrier         7,343         8,000         8,000         7,000           Legal Fees         5,584         5,000         5,000         5,000           Postage         1,665				_,;;;			
Hallowen Event	-						
July 4th Picnic   (952)   350   35	Easter Egg Hunt	457	500		500		
July 4th Donation	Halloween Event	798	1,000		1,000	1,100	
Music Under The Stars         2,934         2,800         2,800         550           Santa Party         224         500         500         550           Ice Rink         584         750         750         500           Bingo Event         300         300         300           Additional Activities*         186         350         350           Welcome Wagon         217         400         400         500           Administrative Expense         4,698         7,200         7,200         6,000           Administrative Expense         9,616         10,000         10,000         9,500           Bad Debt         2,000         1,000         1,000         - 2,000           Banking Fees         10         1,000         1,000         - 2,000           Banking Fees         10         1,000         5,000         5,000         5,000         5,000           Miscellaneous         10         1,000         2,000         3,000         7,000         1,000         2,000         3,000         6,000         2,000         3,000         2,000         3,000         2,000         3,000         2,000         3,000         2,000         3,000         2,000	July 4th Picnic	(952)	350		350	350	
Santa Party         224         500         550         550           Ice Rink         584         750         750         500           Bingo Event         300         300         300           Additional Activities*         186         350         350           Welcome Wagon         217         400         400         500           Total Activities Expense         4,698         7,200         7,200         6,000           Administrative Expense         9,616         10,000         10,000         9,500           Bad Debt         2,000         1,000         (1,000)         - 2,000           Banking Fees         10         1000         5,000         7,000           Insurance         7,343         8,000         8,000         7,000           Legal Fees         5,584         5,000         5,000         5,000           Miscellaneous         10         1,665         3,000         (1,000)         2,000         3,000           Postage         1,860         3,000         (500)         2,500         1,000           Printing         3,860         5,000         2,000         4,000           Ice aning         2,290	July 4th Donation	250	250		250	250	
Ice Rink   S84   750   750   500   Bingo Event   300	Music Under The Stars	2,934	2,800		2,800	2,750	
Bingo Event         300         300           Additional Activities*         186         350         350           Welcome Wagon         217         400         400         500           Total Activities Expense         4,698         7,200         7,200         6,000           Administrative Expense         9,616         10,000         10,000         9,500           Bad Debt         2,000         1,000         (1,000)         - 2,000           Banking Fees         10         10         5,000         5,000           Insurance         7,343         8,000         8,000         7,000           Legal Fees         5,584         5,000         5,000         5,000           Miscellaneous         10         1,665         3,000         (1,000)         2,000         3,000           Postage         1,860         3,000         (200)         4,800         10,000           Pointing         992         1,000         1,000         1,000           Publicity         992         1,000         (2,700)         33,300         36,500           Total Administrative Expense         32,940         36,000         (2,700)         3,000	Santa Party	224	500		500	550	
Additional Activities*         186         350         350           Welcome Wagon         217         400         400         500           Total Activities Expense         4,698         7,200         7,200         6,000           Administrative Expense         4,698         7,200         10,000         9,500           Bad Debt         2,000         1,000         (1,000)         -         2,000           Banking Fees         10         10         -         2,000           Insurance         7,343         8,000         8,000         7,000           Legal Fees         5,584         5,000         5,000         5,000           Miscellaneous         10         1,665         3,000         (1,000)         2,000         3,000           Postage         1,665         3,000         (500)         2,500	Ice Rink	584	750		750	500	
Welcome Wagon         217         400         400         500           Administrative Expense         4,698         7,200         7,200         6,000           Administrative Expense         9,616         10,000         10,000         9,500           Bad Debt         2,000         1,000         (1,000)         - 2,000           Banking Fees         10         (1,000)         8,000         7,000           Insurance         7,343         8,000         8,000         7,000           Legal Fees         5,584         5,000         5,000         5,000         5,000           Miscellaneous         10         4,665         3,000         (1,000)         2,000         3,000           Postage         1,860         3,000         (500)         2,500         10,000           Printing         3,860         5,000         (2,700)         33,300         36,500           Operating Expense Facilities         32,940         36,000         (2,700)         33,300         36,500           Operating Expense Facilities         3,664         3,000         3,000         3,000         3,000         4,000           Cleaning         2,250         3,200         2,000         2,000 <td>Bingo Event</td> <td></td> <td>300</td> <td></td> <td>300</td> <td></td>	Bingo Event		300		300		
Total Activities Expense         4,698         7,200         6,000           Administrative Expense         9,616         10,000         10,000         9,500           Bad Debt         2,000         1,000         (1,000)         - 2,000           Banking Fees         10         8,000         8,000         7,000           Insurance         7,343         8,000         8,000         7,000           Legal Fees         5,584         5,000         5,000         5,000           Miscellaneous         10         2,000         3,000         6,000         2,000         3,000           Postage         1,665         3,000         (500)         2,500         2,500         10,000         2,500         3,000         4,600         3,600         3,000         36,500         36,500         33,300         36,500         36,500         3,000         4,000         2,000         2,000         2,000         2,000         2,000         2,	Additional Activities*	186	350		350		
Administrative Expense         9,616         10,000         10,000         9,500           Bad Debt         2,000         1,000         (1,000)         -         2,000           Banking Fees         10         -         2,000         -         2,000           Insurance         7,343         8,000         8,000         7,000         5,000         5,000         5,000         5,000         5,000         5,000         5,000         5,000         5,000         5,000         5,000         5,000         3,000         6,000         2,000         3,000         3,000         6,000         2,500         3,000         10,000         2,500         10,000         10,000         10,000         10,000         10,000         2,500         10,000 <t< td=""><td>Welcome Wagon</td><td>217</td><td>400</td><td></td><td>400</td><td>500</td></t<>	Welcome Wagon	217	400		400	500	
Accounting Fees         9,616         10,000         10,000         9,500           Bad Debt         2,000         1,000         (1,000)         -         2,000           Banking Fees         10         -         2,000         -         2,000           Insurance         7,343         8,000         8,000         7,000           Legal Fees         5,584         5,000         5,000         5,000           Miscellaneous         10         - </th <th><b>Total Activities Expense</b></th> <th>4,698</th> <th>7,200</th> <th></th> <th>7,200</th> <th>6,000</th>	<b>Total Activities Expense</b>	4,698	7,200		7,200	6,000	
Bad Debt         2,000         1,000         (1,000)         -         2,000           Banking Fees         10         -         2,000         -         2,000           Insurance         7,343         8,000         8,000         7,000         -         2,000         5,000         5,000         5,000         5,000         5,000         5,000         5,000         5,000         5,000         5,000         3,000         6,000         2,500         3,000         2,500         2,500         10,000         2,500         10,000         2,500         10,000 <td>Administrative Expense</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Administrative Expense						
Banking Fees   10	Accounting Fees	9,616	10,000		10,000	9,500	
Insurance         7,343         8,000         8,000         7,000           Legal Fees         5,584         5,000         5,000         5,000           Miscellaneous         10	Bad Debt	2,000	1,000	(1,000)	-	2,000	
Legal Fees         5,584         5,000         5,000         5,000           Miscellaneous         10	Banking Fees	10					
Miscellaneous       10       4dministrative Expense       1,665       3,000       (1,000)       2,000       3,000         Postage       1,860       3,000       (500)       2,500       10,000         Printing       3,860       5,000       (200)       4,800       10,000         Publicity       992       1,000       1,000       1,000         Total Administrative Expense       32,940       36,000       (2,700)       33,300       36,500         Operating Expense Facilities         Clubhouse:         Maintenance       3,664       3,000       3,000       4,000         Cleaning       2,250       3,200       3,200       2,400         Supplies       991       2,000       2,000       1,000         Security       200       200       200       200         Pool:       -       -       -       -         Security       200       200       2,000       1,000         Pool:       -       -       -       -         Pool:       -       -       -       -       -         Supplies       991       2,000 <t< td=""><td>Insurance</td><td>7,343</td><td>8,000</td><td></td><td>8,000</td><td>7,000</td></t<>	Insurance	7,343	8,000		8,000	7,000	
Administrative Expense         1,665         3,000         (1,000)         2,000         3,000           Postage         1,860         3,000         (500)         2,500         10,000           Printing         3,860         5,000         (200)         4,800         10,000           Publicity         992         1,000         1,000         1,000           Operating Expense Facilities         Clubhouse:         ***********************************	Legal Fees	5,584	5,000		5,000	5,000	
Postage         1,860         3,000         (500)         2,500           Printing         3,860         5,000         (200)         4,800         10,000           Publicity         992         1,000         1,000         1,000           Total Administrative Expense         32,940         36,000         (2,700)         33,300         36,500           Operating Expense Facilities           Clubhouse:           Maintenance         3,664         3,000         3,000         4,000           Cleaning         2,250         3,200         3,200         2,400           Supplies         991         2,000         2,000         1,000           Security         200         200         200         200           Pool:         -         -         -           Pool - Water Watchers         36,901         39,500         39,500         38,000           Pool - Maintenance         1,736         8,000         8,000         5,000           Pool - Pump Repairs         3,000         3,000         1,000         1,000           Tennis Courts: Backboard Replacement         588         588         588         588         588	Miscellaneous	10					
Printing Publicity         3,860         5,000         (200)         4,800         10,000           Total Administrative Expense         32,940         36,000         (2,700)         33,300         36,500           Operating Expense Facilities           Clubhouse:           Maintenance         3,664         3,000         3,000         4,000           Cleaning         2,250         3,200         3,200         2,400           Supplies         991         2,000         2,000         1,000           Security         200         200         200         200           Pool:         -         -         -           Pool - Water Watchers         36,901         39,500         39,500         38,000           Pool - Maintenance         1,736         8,000         8,000         5,000           Pool - Pump Repairs         3,000         3,000         3,000         3,000           Pool - Other         1,380         1,000         1,000         1,000           Tennis Courts: Backboard Replacement         588         58         588         588         588         588         588         588         588         588         588         588<	Administrative Expense	1,665	3,000	(1,000)	2,000	3,000	
Publicity         992         1,000         1,000           Total Administrative Expense         32,940         36,000         (2,700)         33,300         36,500           Operating Expense Facilities           Clubhouse:           Maintenance         3,664         3,000         3,000         4,000           Cleaning         2,250         3,200         3,200         2,400           Supplies         991         2,000         2,000         1,000           Security         200         200         200         200           Pool:         -         -         -           Pool - Water Watchers         36,901         39,500         39,500         38,000           Pool - Maintenance         1,736         8,000         8,000         5,000           Pool - Pump Repairs         3,000         3,000         3,000         3,000           Pool - Other         1,380         1,000         1,000         1,000           Tennis Courts: Backboard Replacement         588         588         588         588         588           Utilities:         Communications/internet         1,559         2,250         (550)	Postage	1,860	3,000	(500)	2,500		
Total Administrative Expense         32,940         36,000         (2,700)         33,300         36,500           Operating Expense Facilities           Clubhouse:           Maintenance         3,664         3,000         3,000         4,000           Cleaning         2,250         3,200         3,200         2,400           Supplies         991         2,000         2,000         1,000           Security         200         200         200         200           Pool:         -         -         -           Pool - Water Watchers         36,901         39,500         39,500         38,000           Pool - Maintenance         1,736         8,000         8,000         5,000           Pool - Pump Repairs         3,000         3,000         3,000         3,000           Pool - Other         1,380         1,000         1,000         1,000           Tennis Courts: Backboard Replacement         588           Utilities:           Communications/internet         1,559         2,250         (550)         1,700	Printing	3,860	5,000	(200)	4,800	10,000	
Operating Expense Facilities         Clubhouse:         Maintenance       3,664       3,000       3,000       4,000         Cleaning       2,250       3,200       3,200       2,400         Supplies       991       2,000       2,000       1,000         Security       200       200       200       200         Pool:       -       -       -         Pool - Water Watchers       36,901       39,500       39,500       38,000         Pool - Maintenance       1,736       8,000       8,000       5,000         Pool - Pump Repairs       3,000       3,000       3,000       3,000         Pool - Other       1,380       1,000       1,000       1,000         Tennis Courts: Backboard Replacement       588       Utilities:       Communications/internet       1,559       2,250       (550)       1,700	Publicity	992	1,000		1,000		
Clubhouse:         Maintenance       3,664       3,000       3,000       4,000         Cleaning       2,250       3,200       3,200       2,400         Supplies       991       2,000       2,000       1,000         Security       200       200       200       200         Pool:       -	Total Administrative Expense	32,940	36,000	(2,700)	33,300	36,500	
Maintenance       3,664       3,000       3,000       4,000         Cleaning       2,250       3,200       3,200       2,400         Supplies       991       2,000       2,000       1,000         Security       200       200       200       200         Pool:       -<	Operating Expense Facilities						
Cleaning       2,250       3,200       3,200       2,400         Supplies       991       2,000       2,000       1,000         Security       200       200       200         Pool:       -         Pool - Water Watchers       36,901       39,500       39,500       38,000         Pool - Maintenance       1,736       8,000       8,000       5,000         Pool - Pump Repairs       3,000       3,000       3,000       3,000         Pool - Other       1,380       1,000       1,000       1,000         Tennis Courts: Backboard Replacement       588         Utilities:         Communications/internet       1,559       2,250       (550)       1,700	Clubhouse:						
Supplies       991       2,000       2,000       1,000         Security       200       200       200         Pool:       -         Pool - Water Watchers       36,901       39,500       39,500       38,000         Pool - Maintenance       1,736       8,000       8,000       5,000         Pool - Pump Repairs       3,000       3,000       3,000       3,000         Pool - Other       1,380       1,000       1,000       1,000         Tennis Courts: Backboard Replacement       588       588       Utilities:       Utilities:       1,559       2,250       (550)       1,700	Maintenance	3,664	3,000		3,000	4,000	
Security       200       200       200         Pool:       -       -         Pool - Water Watchers       36,901       39,500       39,500       38,000         Pool - Maintenance       1,736       8,000       8,000       5,000         Pool - Pump Repairs       3,000       3,000       3,000         Pool - Other       1,380       1,000       1,000       1,000         Tennis Courts: Backboard Replacement       588         Utilities:         Communications/internet       1,559       2,250       (550)       1,700	Cleaning	2,250	3,200		3,200	2,400	
Pool:         Pool - Water Watchers       36,901       39,500       39,500       38,000         Pool - Maintenance       1,736       8,000       8,000       5,000         Pool - Pump Repairs       3,000       3,000       3,000       3,000         Pool - Other       1,380       1,000       1,000       1,000         Tennis Courts: Backboard Replacement       588         Utilities:         Communications/internet       1,559       2,250       (550)       1,700	Supplies	991	2,000		2,000	1,000	
Pool - Water Watchers       36,901       39,500       39,500       38,000         Pool - Maintenance       1,736       8,000       8,000       5,000         Pool - Pump Repairs       3,000       3,000       3,000       3,000         Pool - Other       1,380       1,000       1,000       1,000       1,000         Tennis Courts: Backboard Replacement       588         Utilities:         Communications/internet       1,559       2,250       (550)       1,700	Security	200	200		200		
Pool - Maintenance       1,736       8,000       8,000       5,000         Pool - Pump Repairs       3,000       3,000       3,000         Pool - Other       1,380       1,000       1,000       1,000         Tennis Courts: Backboard Replacement       588         Utilities:         Communications/internet       1,559       2,250       (550)       1,700	Pool:				-		
Pool - Pump Repairs       3,000       3,000       3,000         Pool - Other       1,380       1,000       1,000       1,000         Tennis Courts: Backboard Replacement       588         Utilities:         Communications/internet       1,559       2,250       (550)       1,700	Pool - Water Watchers	36,901	39,500		39,500	38,000	
Pool - Other       1,380       1,000       1,000       1,000         Tennis Courts: Backboard Replacement       588         Utilities:       Communications/internet       1,559       2,250       (550)       1,700	Pool - Maintenance	1,736	8,000		8,000	5,000	
Tennis Courts: Backboard Replacement 588  Utilities:  Communications/internet 1,559 2,250 (550) 1,700	Pool - Pump Repairs		3,000		3,000	3,000	
Utilities:Communications/internet1,5592,250(550)1,700	Pool - Other	1,380	1,000		1,000	1,000	
Communications/internet 1,559 2,250 (550) 1,700	Tennis Courts: Backboard Replacement	588					
· · · · · · · · · · · · · · · · · · ·	Utilities:						
Electricity 3,746 4,000 4,000	Communications/internet	1,559	2,250	(550)	1,700		
	Electricity	3,746	4,000		4,000		

Windings HOA

Less: Loan Principal Payments         (8,160)         (8,160)         (8,000)           Cash from Operating Activities         75,000         \$ 75,000         \$ 83,200           Budgeted Equity Improvements         -         -           Financial Reserves Increase (Decrease)         25,000         25,000         (23,800)           Loan Principal Paydown         10,000         10,000         10,000           Budgeted Capital Improvements         -         -         -           Bridge         4,000         4,000         4,000           Clubhouse Bathrooms (half)         30,000         30,000         -           Pump House         -         85,000           Fence on Empire         -         22,000           Projects (TBD by Committees)*         6,000         6,000		windings HOA						
Trash & Recycling         3,497         3,000         500         3,500           Water & Sewer         6,496         6,750         (50)         6,700           Total Utilities         18,875         21,000         (1,200)         19,800         20,000           Grounds & Trails         Mosquito Control         9,493         11,000         11,000         11,000         3,000           Enrillization         31,765         40,500         40,500         3,320         3,320           Fertilization         3,320         750         2,500         2,500         2,500           Snow Removal         460         750         750         2,000           Pond         1,300         1,300         1,300           Trail Restoration, Bridge & Fence Maintenance*         4,718         6,370         (550)         61,820         5,000           Environmental         4,718         6,370         (550)         61,820         5,000           Environmental         4,718         6,370         (550)         61,820         5,000           Erosion Militigation         4,750         5,000         1,000         1,000         1,000           Erosion Total         10,815         10,500         1	Gas	·	-		n l	3 000	I	
Total Utilities						•		
Total Utilities	· -	-	•					
Total Facilities	<del>-</del>			·				20,000
Mosquito Control	<del>-</del>		•		_			_
Mosquito Control	Grounds & Trails							
Landscaping & Maintenance   31,765   40,500   40,500   34,000     Fertilization   3,320   3,320   3,320     Tree Care (common areas)   2,500   750   2,000     Pond   1,300   1,300   1,300     Tall Restoration, Bridge & Fence Maintenance*   41,718   62,370   (550)   61,820   54,000     Environmental   2,000   2,000   2,000     Environmental   2,000   2,000   2,000     Erosion Mitigation   4,750   500   1,500   2,000     Woodland Restoration   6,065   9,000   3,000   12,000     Woodland Restoration   6,065   9,000   3,000   12,000     Frosion Mitigation*   6,065   9,000   3,000   12,000     Erosion Mitigation*   5,250   (50)   5,200     Erosion Mitigation*   5,250   (50)   5,200     Erosion Mitigation*   5,250   (50)   5,200     Erosion Mitigation*   7,200   7,000   7,000     Erosion   6,065   9,000   3,000   12,000     Erosion Mitigation*   7,200   7,000   7,000     Erosion Mitigation*   7,200   7,000   7,000     Erosion Mitigation*   7,200   7,000   7,000     Erosion Mitigation*   7,200   7,200   7,200     Erosion Mitigation*   7,200   7,200   7,200     Erosion Mitigation*   7,200   7,200   7,200     Erosion Mitigation*   7,200		9 493	11	000		11 000		11 000
Fertilization   3,320   3,320   1,200   1,200   1,30	•	-	•			•		-
Tree Care (common areas)         2,500         2,500           Snow Removal         460         750         750         2,000           Pond         1,300         1,300         1,300         1,300         7,000         7,000         7,000         7,000         7,000         7,000         54,000         54,000         54,000         54,000         54,000         54,000         54,000         54,000         54,000         54,000         54,000         54,000         54,000         54,000         56,000         1,000         1,000         1,000         1,000         1,000         1,000         1,000         1,000         1,000         1,000         12		31,703						34,000
Snow Removal         460         750         750         2,000           Pond         1,300         1,300         1,300         7,000           Trail Restoration, Bridge & Fence Maintenance*         3,000         (550)         2,450         7,000           Environmental         41,718         62,370         (550)         61,820         54,000           Environmental         1,000         1,000         1,000         5,000         1,500         2,000         12,000			•					
Pond		460						2 000
Trail Restoration, Bridge & Fence Maintenance*   3,000 (550)   2,450   7,000		400						2,000
Total Grounds & Trails			•		1)			7 000
Education & Materials	<del>-</del>	//1 710	-	· · · · · · · · · · · · · · · · · · ·				
Education & Materials		41,710	02,	,370 (330	"l	01,020		54,000
Erosion Mitigation			1	000		1 000		
Tree Care         500         1,500         2,000           Woodland Restoration         6,065         9,000         3,000         12,000         12,000           Environmental Total         10,815         10,500         4,500         15,000         17,000           Erosion Mitigation*         5,250         (50)         5,200         5,200           Erosion Total         5,250         (50)         5,200         5,200           Other Expenses         27,105         24,072         1,000         25,072         18,000           Total Expenses before Interest         2,620         9,220         1,000         227,292         205,900           Total Expenses         193,481         235,512         1,000         236,512         215,900           Net Income         193,481         235,512         1,000         236,512         215,900           Plus: Non Cash Charges (Dep'n & Bad Debt)         25,072         25,072         25,072         20,000           Less: Loan Principal Payments         (8,160)         (8,160)         (8,000)           Cash from Operating Activities         75,000         5 75,000         \$ 83,200           Budgeted Equity Improvements         25,000         25,000         25,000		4.750	Ι,	,000		1,000		E 000
Tree Care (canopy)         500         1,500         2,000           Woodland Restoration         6,065         9,000         3,000         12,000         12,000           Erosion         Erosion Mitigation*         5,250         (50)         5,200           Erosion Total         5,250         (50)         5,200           Other Expenses           Depreciation Expense         27,105         24,072         1,000         25,072         18,000           Total Expenses before Interest         2,620         9,220         1,000         227,292         205,900           Loan Interest Expense         9,620         9,220         1,000         236,512         215,900           Total Expenses         193,481         235,512         1,000         236,512         215,900           Plus: Non Cash Charges (Dep'n & Bad Debt)         25,072         25,072         25,072         25,072         20,000           Less: Loan Principal Payments         (8,160)         (8,160)         (8,160)         (8,360)         (8,000)           Cash from Operating Activities         \$75,000         \$75,000         \$83,200           Budgeted Equity Improvements         25,000         25,000         25,000         (23,800) </td <td>•</td> <td>4,730</td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td>3,000</td>	•	4,730				-		3,000
Moodland Restoration   6,065   9,000   3,000   12,000   12,000   17,000				F00 1 F00		2 000		
Environmental Total   10,815   10,500   4,500   15,000   17,000		C 0CF		•				12.000
Erosion Mitigation*	<del>-</del>	-	•		_			
Space   Spac		10,815	10,	,500 4,500	' I	15,000		17,000
Cother Expenses         27,105         5,250         (50)         5,200         5,200         5,200         5,200         5,200         5,200         5,200         25,072         18,000           Total Expenses before Interest         226,292         1,000         227,292         205,900           Total Expenses         9,620         9,220         10,000         236,512         210,000           Total Expenses         9,620         9,220         10,000         236,512         215,000         236,512         215,900         236,512         215,900         25,072         20,000           Plus: Non Cash Charges (Dep'n & Bad Debt)         25,072         25,072         25,072         25,072         20,000           Budgeted Equity Improvements         25,072         25,072         25,000         25,000         25,000         25,000         25,000         25,000			-	250 /50		г 200		
Other Expenses           Depreciation Expense         27,105         24,072         1,000         25,072         18,000           Total Expenses before Interest         226,292         1,000         227,292         205,900           Loan Interest Expense         9,620         9,220         9,220         10,000           Total Expenses         193,481         235,512         1,000         236,512         215,900           Net Income         102,190         \$ 58,088         - \$ 58,088         \$ 71,200           Plus: Non Cash Charges (Dep'n & Bad Debt)         25,072         25,072         20,000           Less: Loan Principal Payments         (8,160)         (8,160)         (8,160)         (8,000)           Cash from Operating Activities         \$ 75,000         \$ 75,000         \$ 83,200           Budgeted Equity Improvements         - \$ 5,000         25,000         (23,800)           Loan Principal Paydown         10,000         10,000         10,000           Budgeted Capital Improvements         - \$ 5,000         4,000         4,000           Clubhouse Bathrooms (half)         30,000         30,000         8,500           Pump House         - \$ 6,000         6,000         6,000 <td></td> <td></td> <td></td> <td>•</td> <td></td> <td></td> <td></td> <td></td>				•				
Depreciation Expense   27,105   24,072   1,000   25,072   18,000   1	Erosion I otal		5,	,250 (50	"	5,200		
Total Expenses before Interest         226,292         1,000         227,292         205,900           Loan Interest Expense         9,620         9,220         9,220         10,000           Total Expenses         193,481         235,512         1,000         236,512         215,900           Net Income         \$ 102,190         \$ 58,088         - \$ 58,088         \$ 71,200           Plus: Non Cash Charges (Dep'n & Bad Debt)         25,072         25,072         20,000           Less: Loan Principal Payments         (8,160)         (8,160)         (8,160)         (8,000)           Cash from Operating Activities         \$ 75,000         \$ 75,000         \$ 83,200           Budgeted Equity Improvements         -         -         -           Financial Reserves Increase (Decrease)         25,000         25,000         (23,800)           Loan Principal Paydown         10,000         10,000         10,000           Budgeted Capital Improvements         -         -         -           Bridge         4,000         4,000         30,000           Clubhouse Bathrooms (half)         30,000         30,000         80,000           Pump House         -         85,000         -         85,000           Fence on Emp								
Doan Interest Expenses   9,620   9,220   10,00		27,105			_			
Net Income   193,481   235,512   1,000   236,512   215,900	-				)			-
Net Income   \$ 102,190	·							
Plus: Non Cash Charges (Dep'n & Bad Debt)   25,072   25,072   20,000     Less: Loan Principal Payments   (8,160)   (8,160)   (8,000)     Cash from Operating Activities   \$75,000   \$75,000   \$83,200     Financial Reserves Increase (Decrease)   25,000   25,000   (23,800)     Loan Principal Paydown   10,000   10,000     Budgeted Capital Improvements   -     Bridge   4,000   4,000     Clubhouse Bathrooms (half)   30,000   30,000     Fump House   -   85,000     Fence on Empire   -   22,000     Projects (TBD by Committees)*	——————————————————————————————————————			•	4			
Less: Loan Principal Payments         (8,160)         (8,160)         (8,000)           Cash from Operating Activities         75,000         \$ 75,000         \$ 83,200           Budgeted Equity Improvements         -         -           Financial Reserves Increase (Decrease)         25,000         25,000         (23,800)           Loan Principal Paydown         10,000         10,000         10,000           Budgeted Capital Improvements         -         -         -           Bridge         4,000         4,000         4,000           Clubhouse Bathrooms (half)         30,000         30,000         -           Pump House         -         85,000           Fence on Empire         -         22,000           Projects (TBD by Committees)*         6,000         6,000	Net Income =	\$ 102,190	\$ 58,	.088	·   \$	58,088	\$	71,200
Cash from Operating Activities         \$ 75,000         \$ 83,200           Budgeted Equity Improvements         -         -           Financial Reserves Increase (Decrease)         25,000         25,000         (23,800)           Loan Principal Paydown         10,000         10,000         10,000           Budgeted Capital Improvements         -         -         4,000         4,000           Clubhouse Bathrooms (half)         30,000         30,000         -         85,000           Pump House         -         85,000         -         22,000           Projects (TBD by Committees)*         6,000         6,000         -	Plus: Non Cash Charges (Dep'n & Bad Debt)		25,	.072		25,072		20,000
Budgeted Equity Improvements							•	(8,000)
Financial Reserves Increase (Decrease)       25,000       25,000       (23,800)         Loan Principal Paydown       10,000       10,000         Budgeted Capital Improvements       -       -         Bridge       4,000       4,000         Clubhouse Bathrooms (half)       30,000       30,000         Pump House       -       85,000         Fence on Empire       -       22,000         Projects (TBD by Committees)*       6,000       6,000	Cash from Operating Activities		\$ 75,	.000	\$	75,000	\$	83,200
Loan Principal Paydown       10,000       10,000         Budgeted Capital Improvements       -         Bridge       4,000       4,000         Clubhouse Bathrooms (half)       30,000       30,000         Pump House       -       85,000         Fence on Empire       -       22,000         Projects (TBD by Committees)*       6,000       6,000	Budgeted Equity Improvements					-		
Budgeted Capital Improvements         -           Bridge         4,000         4,000           Clubhouse Bathrooms (half)         30,000         30,000           Pump House         -         85,000           Fence on Empire         -         22,000           Projects (TBD by Committees)*         6,000         6,000	Financial Reserves Increase (Decrease)		25,	.000		25,000		(23,800)
Bridge       4,000       4,000         Clubhouse Bathrooms (half)       30,000       30,000         Pump House       -       85,000         Fence on Empire       -       22,000         Projects (TBD by Committees)*       6,000       6,000	Loan Principal Paydown		10,	.000		10,000		
Clubhouse Bathrooms (half)       30,000       30,000         Pump House       -       85,000         Fence on Empire       -       22,000         Projects (TBD by Committees)*       6,000       6,000	<b>Budgeted Capital Improvements</b>					-		
Pump House         -         85,000           Fence on Empire         -         22,000           Projects (TBD by Committees)*         6,000         6,000	Bridge		4,	.000		4,000		
Fence on Empire         -         22,000           Projects (TBD by Committees)*         6,000         6,000	Clubhouse Bathrooms (half)		30,	.000		30,000		
Projects (TBD by Committees)* 6,000 6,000	Pump House					-		85,000
	Fence on Empire					-		22,000
Rudgeted Cash Allocations \$ 75,000 \$ 75,000 \$ 83,200	Projects (TBD by Committees)*		6,	.000		6,000		
Daugeted Cash Anocations 7 75,000 7 75,000 7 65,200	<b>Budgeted Cash Allocations</b>		\$ 75,	,000	\$	75,000	\$	83,200

<sup>\*</sup> Changed verbage to remove use of word "other".



Windings HOA Board 42W346 Retreat Ct. St. Charles IL. 60175

board@thewindings.org

www.thewindings.org

January 13, 2024

### 2023 Treasurer's Report

Welcome to 2024! With 2023 officially behind us, it seems like a good time to reflect upon the past year and all that we have accomplished. These accomplishments were only achievable due to the commitment and hard work of the board, the committees, and by the countless volunteer hours contributed by the residents of our neighborhood. You know who you are, thank you! Please know that your hard work really made a big difference in helping us achieve our goals, stay under budget, and thrive as a community!

First, let's review our improvements to our infrastructure. These fixed asset additions all contributed to the Windings in making us look better, run better, and/or making us safer:

- · Completion of the fence on Empire
- Completion of the bridge by the tennis courts
- Replacement of the pond pump electrical supply
- Railings on the front stairs of the clubhouse
- Replacement of the backboard on the tennis courts
- Commencement of work on the bridge by the "Haunted Trail"

This listing does not include the work-in-progress on our new pool house. If you have not seen it yet, please stop by the clubhouse parking lot to see the new structure in progress. To date, the project is going well and tracking to budget.

On the social front, the Windings had an amazing year of events. The 4th of July set records in both attendance and financial success. The contributions that these events make to our community is immeasurable.

Throughout 2023, all of our committees did an outstanding job of keeping the Windings moving forward and looking good. Facilities, grounds and trails, environmental, social, and many others did extremely well at accomplishing their goals while coming under their budgets.

From a financial viewpoint, we had further successes including:

- Clubhouse rental revenue of \$3,450 (\$1,950 over budget)
- Interest income of \$6,396 (all over budget)
- Year-end dues receivable at \$9,011. Of this, \$2,875 is from our 2023 billing of \$285,000 representing a 99% current year collection rate. For the remainder of the balance we have residents on payment plans and are working with them to bring them current
- Year-end cash position increased by \$65,138 or 61% over last year-end due to in part to net income running 44% ahead of budget

Overall, it is a pleasure to say that it has been a very successful year for the Windings. We are taking care of our community, and it shows. Thanks again to everyone who contributed in 2023; and thank you in advance to all of you who will help make the Windings even better in 2024!

2024

# Windings HOA Profit & Loss YTD Comparison to Budget December 2023

				Inc. (Dec.)	
		Actual	Budget	Actual vs. Budget	
Revenue					
Assessments	\$	285,000	\$ 285,000	\$ -	
Disclosure Letter		750	600	150	
Interest		6,396		6,396	
Fees		75		75	
Clubhouse Rental		3,450	1,500	1,950	
Total Revenue		295,671	287,100	8,571	
				-	
Expenses				-	
Social Activities Expense				-	
Easter Egg Hunt		457		457	
Halloween Event		798	1,100	(302)	
July 4th Picnic (net)		(952)	350	(1,302)	
July 4th Donation		250	250	-	
Music Under The Stars		2,934	2,750	184	
Other Activities		186		186	
Ice Rink		584	500	84	
Santa Party (net)		224	550	(326)	
Welcome Wagon		217	500	(283)	
Total Activities Expense		4,698	6,000	(1,302)	
				-	
Administrative Expense				-	
Accounting Fees		9,616	9,500	116	
Bad Debt		2,000	2,000	-	
Banking Fees		10		10	
Insurance		7,343	7,000	343	
Legal Fees		5,584	5,000	584	
Miscellaneous		10		10	
Newsletter				-	
Administrative Expense		1,665	3,000	(1,335)	
Postage		1,860		1,860	
Printing		3,860	10,000	(6,140)	
Publicity		992		992	
Total Administrative Expense		32,941	36,500	(3,559)	
				-	
Operating Expense Facilities:				-	
Clubhouse:				- ,	
Maintenance		3,664	4,000	(336)	
Cleaning		2,250	2,400	(150)	
Supplies		991	1,000	(9)	
Security		200		200	

Pool:			-
Pool - Water Watchers	36,901	38,000	(1,100)
Pool - Maintenance	1,736	5,000	(3,264)
Pool - Pump Repairs		3,000	(3,000)
Pool - Other	1,380	1,000	380
Tennis Courts: Backboard replace.	588		588
Utilities:			-
Communications/Internet	1,559		
Electricity	3,746		
Gas	3,577		
Trash & Recycling	3,497		
Water & Sewer	6,496		
Total Utilities	18,874	20,000	(1,126)
Total Facilities	66,585	74,400	(7,815)
			-
Grounds & Trails			-
Mosquito Control	9,493	11,000	(1,507)
Landscaping & Maintenance	31,765	34,000	(2,235)
Snow removal	460	2,000	(1,540)
Other	-	7,000	(7,000)
Total Grounds & Trails	41,718	54,000	(12,282)
Environmental			-
Eronsion Mitigation	4,750	5,000	(250)
Tree Care (fert, pruning, replace)			-
Woodland Restoration	6,065	12,000	(5,935)
Environmental Total	10,815	17,000	(6,185)
			-
Other			-
Depreciation Expense	27,105	18,000	9,105
<b>Total Expenses before Interest</b>	183,862	205,900	(22,038)
Loan Int State Bank of Geneva	9,620	10,000	(380)
Total Expense	193,482	215,900	(22,418)
Net Income	\$ 102,190	\$ 71,200	\$ 30,990

# Windings of Ferson Creek Homeowners Association Statement of Cash Flows December 2023

Net cash increase for period Cash at beginning of period Cash at end of period	FINANCING ACTIVITIES  Loan - State Bank of Geneva  Net cash provided by financing activities	Land & Pond Improvements (new pond pump) Land & Pond Improvements (completion of "Tennis Court" bridge) Land & Pond Improvements (steel for "Haunted Trail" bridge) Poolhouse Replacement Net cash provided by investing activities	INVESTING ACTIVITIES  Accumulated Depreciation Clubhouse Renovation (stairs/railings) Fence on Empire (wood purchased and tree trimming)	Other Receivable Accounts Payable Accrued Liability Total Adjustments to reconcile Net Income to Net Cash provided by operations: Net cash provided by operating activities	OPERATING ACTIVITIES  Net Income  Adjustments to reconcile Net Income to Net Cash provided by operations:  Accounts Receivable  Allowance for Doubtful Accounts
65,138 107,400 <b>\$ 172,537</b>	(7,720) ( <b>7,720</b> )	(4,836) (1,832) (1,394) (40,462) (33,960)	27,105 (2,146) (10,394)	(300) 5,319 (4,828) <b>4,627</b> <b>106,817</b>	* 102,190 \$ 102,456 1,980
	Payments on Loan principal.		2023 Depreciation	Increase in Accounts Payable since 12/31/22. Decrease in Accrued Liab. Since 12/31/22.	Decrease in Acc. Rec. since 12/31/2022. Increase in allowance since 12/31/2022.

## Windings of Ferson Creek Homeowners Association Balance Sheet Comparison

	Total			
	As of Dec. 31, 2023	As of Dec. 31, 2022		
ASSETS				
Current Assets				
Bank Accounts				
State Bank of Geneva	\$ 13,160 \$	25,669		
State Bank of Geneva -Debit Acct	1,385	1,385		
Total Bank Accounts	14,545	27,054		
Total CD's	157,792	80,000		
Undeposited Funds	200	346		
Total Bank Accounts, CD's, and Undeposited Funds	172,537	107,400		
Accounts Receivable	9,011	11,467		
Allowance for Doubful Accounts	(5,386)	(3,406)		
Other Receivable	300			
Total Other Current Assets	3,925	8,061		
Total Current Assets	176,462	115,461		
Fixed Assets				
Club House (original structure)	64,439	64,439		
Clubhouse Renovation	341,956	339,810		
Fence for Pool	22,165	22,165		
Fence on Empire	31,844	21,450		
Fixed Asset - Other, Tools, Equipment	5,600	5,600		
Furniture & Equipment	6,717	6,717		
Land	97,823	97,823		
Land & Pond Improvements	49,940	41,878		
Landscaping & Parking Lot	8,717	8,717		
Poolhouse	42,658	2,196		
Recreational Equipment	42,722	42,722		
Recreational Improvements	90,682	90,682		
Accumulated Depreciation	(217,329)	(190,224)		
Total Fixed Assets	587,934	553,975		
TOTAL ASSETS	\$ 764,397 \$	669,435		
LIABILITIES AND EQUITY				
Liabilities				
Accounts Payable	\$ 7,896 \$	2,576		
Accrued Liability	799	5,628		
Deferred Revenue	750	750		
Total Current Liabilities	9,445	8,954		
Loan - State Bank of Geneva	161,457	169,176		
Total Liabilities	170,902	178,130		
Equity	,	,		
Opening Bal Equity	159,007	159,007		
Retained Earnings	332,299	231,375		
Net Income	102,190	100,923		
Total Equity	593,495	491,305		
TOTAL LIABILITIES AND EQUITY	\$ 764,397 \$			