

General Fund (Includes Dues and Special Assessment. Excludes Dock Sinking Fund.)

4% = annual cost increase assumed

Year	Annual Expenses	Cost to Repave Road	Do It?	Cost to Shingle Roof	Do It?	Cost to Replace Launch Pier	Do It?	Total Annual Expenses	Dues + Special Assessment	Interest	Cash on Hand	Cash on Hand Less \$25K Reserves
2009-10	\$8,579	\$15,575	0	\$1,600	0	\$3,520	0	\$8,579	\$11,200		\$58,000	\$33,000
2010-11	\$9,550	\$16,198	0	\$1,664	0	\$3,661	0	\$9,550	\$11,200	\$1,160	\$60,810	\$35,810
2011-12	\$9,932	\$16,846	0	\$1,731	0	\$3,807	0	\$9,932	\$11,200	\$1,216	\$63,294	\$38,294
2012-13	\$10,329	\$17,520	0	\$1,800	0	\$3,960	0	\$10,329	\$11,200	\$1,266	\$65,431	\$40,431
2013-14	\$10,742	\$18,221	0	\$1,872	0	\$4,118	0	\$10,742	\$11,200	\$1,309	\$67,197	\$42,197
2014-15	\$11,172	\$18,949	0	\$1,947	0	\$4,283	0	\$11,172	\$11,200	\$1,344	\$68,569	\$43,569
2015-16	\$11,619	\$19,707	0	\$2,025	0	\$4,454	0	\$11,619	\$11,200	\$1,371	\$69,521	\$44,521
2016-17	\$12,084	\$20,496	1	\$2,105	0	\$4,632	0	\$12,084	\$11,200	\$1,390	\$49,532	\$24,532
2017-18	\$12,567	\$21,315	0	\$2,190	0	\$4,817	0	\$12,567	\$11,200	\$991	\$49,156	\$24,156
2018-19	\$13,070	\$22,168	0	\$2,277	0	\$5,010	0	\$13,070	\$11,200	\$983	\$48,269	\$23,269
2019-20	\$13,593	\$23,055	0	\$2,368	0	\$5,210	0	\$13,593	\$11,200	\$965	\$46,842	\$21,842
2020-21	\$14,136	\$23,977	0	\$2,463	1	\$5,419	0	\$14,136	\$11,200	\$937	\$42,379	\$17,379
2021-22	\$14,702	\$24,936	0	\$2,562	0	\$5,636	0	\$14,702	\$11,200	\$848	\$39,725	\$14,725
2022-23	\$15,290	\$25,934	0	\$2,664	0	\$5,861	0	\$15,290	\$11,200	\$794	\$36,429	\$11,429
2023-24	\$15,901	\$26,971	0	\$2,771	0	\$6,096	0	\$15,901	\$11,200	\$729	\$32,457	\$7,457
2024-25	\$16,538	\$28,050	0	\$2,882	0	\$6,339	1	\$16,538	\$11,200	\$649	\$21,429	\$3,571
2025-26	\$17,199	\$29,172	0	\$2,997	0	\$6,593	0	\$17,199	\$11,200	\$429	\$15,858	\$-9,142
2026-27	\$17,887	\$30,339	0	\$3,117	0	\$6,857	0	\$17,887	\$11,200	\$317	\$9,489	\$-15,511
2027-28	\$18,602	\$31,552	0	\$3,241	0	\$7,131	0	\$18,602	\$11,200	\$190	\$2,276	\$-22,724
2028-29	\$19,347	\$32,814	0	\$3,371	0	\$7,416	0	\$19,347	\$11,200	\$46	\$-5,825	\$-30,825
2029-30	\$20,120	\$34,127	0	\$3,506	0	\$7,713	0	\$20,120	\$11,200	\$0	\$-14,746	\$-39,746
2030-31	\$20,925	\$35,492	0	\$3,646	0	\$8,021	0	\$20,925	\$11,200	\$0	\$-24,471	\$-49,471
2031-32	\$21,762	\$36,911	0	\$3,792	0	\$8,342	0	\$21,762	\$11,200	\$0	\$-35,033	\$-60,033
2032-33	\$22,633	\$38,388	0	\$3,944	0	\$8,676	0	\$22,633	\$11,200	\$0	\$-46,466	\$-71,466
2033-34	\$23,538	\$39,923	0	\$4,101	0	\$9,023	0	\$23,538	\$11,200	\$0	\$-58,804	\$-83,804
2034-35	\$24,480	\$41,520	0	\$4,265	0	\$9,384	0	\$24,480	\$11,200	\$0	\$-72,083	\$-97,083

Notes: (1) In the "Do It?" Column a 0 = No, 1 = Yes. (2) Dues = 56*\$100/year. (3) Special Assessment = 56*\$100/year.

(4) Interest is computed on all of the previous year "Cash on Hand" at 1/2 the "annual cost increase assumed" rate.

Dock Sinking Fund

4% = annual cost increase assumed

Year	Cost to Replace Dock	Annual Collections	Interest	Decking Maintenance	Dock Sinking Fund Total	Deficit to Replace Dock
2009-10	\$35,400	\$2,000			\$14,055	-\$21,345
2010-11	\$36,816	\$2,000	\$281	\$150	\$16,186	-\$20,630
2011-12	\$38,289	\$2,000	\$324	\$156	\$18,354	-\$19,935
2012-13	\$39,820	\$2,000	\$367	\$162	\$20,558	-\$19,262
2013-14	\$41,413	\$2,000	\$411	\$169	\$22,801	-\$18,612
2014-15	\$43,070	\$2,000	\$456	\$175	\$25,081	-\$17,988
2015-16	\$44,792	\$2,000	\$502	\$182	\$27,400	-\$17,392
2016-17	\$46,584	\$2,000	\$548	\$190	\$29,758	-\$16,826
2017-18	\$48,447	\$2,000	\$595	\$197	\$32,156	-\$16,291
2018-19	\$50,385	\$2,000	\$643	\$205	\$34,594	-\$15,791
2019-20	\$52,401	\$2,000	\$692	\$213	\$37,072	-\$15,328
2020-21	\$54,497	\$2,000	\$741	\$222	\$39,591	-\$14,905
2021-22	\$56,677	\$2,000	\$792	\$231	\$42,152	-\$14,524
2022-23	\$58,944	\$2,000	\$843	\$240	\$44,755	-\$14,188
2023-24	\$61,301	\$2,000	\$895	\$250	\$47,400	-\$13,901
2024-25	\$63,753	\$2,000	\$948	\$260	\$50,089	-\$13,665
2025-26	\$66,304	\$2,000	\$1,002	\$270	\$52,820	-\$13,483
2026-27	\$68,956	\$2,000	\$1,056	\$281	\$55,595	-\$13,360
2027-28	\$71,714	\$2,000	\$1,112	\$292	\$58,415	-\$13,299
2028-29	\$74,582	\$2,000	\$1,168	\$304	\$61,279	-\$13,303
2029-30	\$77,566	\$2,000	\$1,226	\$316	\$64,189	-\$13,377
2030-31	\$80,668	\$2,000	\$1,284	\$329	\$67,144	-\$13,524
2031-32	\$83,895	\$2,000	\$1,343	\$342	\$70,145	-\$13,750
2032-33	\$87,251	\$2,000	\$1,403	\$355	\$73,192	-\$14,059
2033-34	\$90,741	\$2,000	\$1,464	\$370	\$76,286	-\$14,455
2034-35	\$94,371	\$2,000	\$1,526	\$384	\$79,428	-\$14,943

Notes: (1) Annual Collections = $36 * \$18.57/\text{year [on water homes]} + 20 * \$66.57/\text{year [off water homes]}$

(2) Interest is computed on the previous year "Sinking Fund" at 1/2 the "annual cost increase assumed" rate.

Southwind Shores
Treasurers Report
MAY 31, ~~2009~~ **2010**

BALANCE MAY 31/09

\$70,431.51 CORRECTED

New Income

Dues	\$11,200.00
Sinking Fund	\$1,999.92
Interest	\$1,135.65
<u>P.O.A. PACKAGES</u>	<u>\$250.00</u>
Late Dues	\$116.57
NEW INCOME TOTAL	\$14,702.14

	\$14,702.14
TOTAL ASSETS	\$70,431.51

EXPENSES	\$8,578.50
UNUSED FUNDS RETURNED TO RAY SHELESKY FROM ROADWORK.	\$ 3,013.70

(\$8,578.50)
(\$3,013.70)

TOTAL	\$ 73,541.45
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ASSET BREAKDOWN

Checking Account BALANCE**	\$16,576.38
Sinking Fund Balance	\$14,055.59
CD #1	\$22,426.88
CD# 2	\$20,482.60
<u>TOTAL</u>	\$73,541.45

Balance Forward	\$73,541.45
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RESERVES	\$25,000.00
SINKING FUND	\$14,055.59
S BUDGET 2010/11	\$9,550.00
PAVE CM.AREA	\$15,575.00

<u>TOTALS</u>	\$64,180.59
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BALANCE AFTER OBLIGATIONS...	\$9,360.86
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<i>Southwind Shores</i>	BUDGET	Total Spent	Balance	Proposed Budget
	5/31/09-5/31/10			2010/2011
<u>Maintenance</u>	\$4,500.00	\$4,125.54	\$374.46	\$4,500.00
<u>Administrative</u>	\$700.00	\$794.00	(\$94.00)	\$800.00
<u>Insurance</u>	\$750.00	\$750.00	\$0.00	\$750.00
<u>B.O.D. Comp</u>	\$1,600.00	\$1,600.00	\$0.00	\$1,600.00
<u>Donations</u>	\$400.00	\$316.98	\$83.02	\$400.00
<u>Contingencies</u>	\$700.00	\$200.00	\$500.00	\$500.00
<u>COMMON AREA MAINTENANCE</u>	\$1,500.00	\$791.98	\$708.02	\$1,000.00
TOTAL BUDGET	\$10,150.00	\$8,578.50	1,571.50	\$9,550.00

<u>Southwind Shores</u>	Budget	Spent	Total Spent	Balance	Proposed Budge
	2009/2010				2010/2011
<u>Maintenance</u>					
Porta John		\$488.00			
Rappahannock Electric		\$302.54			
Grass Mowing		\$1,650.00			
Planting /Weeding Entrance		\$1,685.00			
Total	\$4,500.00		\$4,125.54	\$374.46	\$4,500.00
<u>Administrative</u>					
Postage		\$116.22			
Office Supplies		\$513.74			
Exp. Annual Meeting		\$139.04			
Va. Corporate Registration		\$25.00			
Total	\$700.00		\$794.00	(\$94.00)	\$800.00
<u>Insurance</u>					
Zurich Ins.	\$750.00		\$750.00		\$750.00
<u>B.O.D. Compensation</u>					
Warren Preston-President		\$400.00			
Bob Hayden-Vice President		\$300.00			
Don Burrigde Treasurer		\$300.00			
Aaron Merkel-Enviro-Chmn		\$300.00			
Lisa Miller-Secretary		\$300.00			
Total	\$1,600.00		\$1,600.00		\$1,600.00
<u>Donations</u>					
Fire/Rescue		\$200.00			
Fireworks LAC		\$100.00			
Memorial Trees/Cards		\$16.98			
Total	\$400.00		\$316.98	\$83.02	\$400.00
<u>Common Area Maintenance</u>					
Stone for Seawall		\$637.73			
Materials Fall Work Party		\$16.78			
Asphalt Filler		\$137.47			
Total	\$1,500.00		\$791.98	\$708.02	\$1,000.00
<u>Contingencies</u>					
Snow Plowing (Storm)		\$200.00			
Total	\$700.00		\$200.00	\$500.00	\$500.00
Total Budget	\$10,150.00		\$8,578.50	\$1,571.50	\$9,550.00