Windswept Homeowners Association

Profit & Loss

January 2022 through May 2025

	2025 Proforma	2026 Proforma	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25
Ordinary Income/Expense														
Income														
Boat Slips	10,000.00	10,000.00	10,000.00	-	-	-	-	-	-	-	-	-	-	-
Membership Dues	195,300.00	195,300.00	190,800.00	3,150.00	-	300.00	1,050.00	-	-	-	-	-	-	-
Total Income	205,300.00	205,300.00	200,800.00	3,150.00	-	300.00	1,050.00	-	-	-	-	-	-	-
Gross Profit	205,300.00	205,300.00	200,800.00	3,150.00	-	300.00	1,050.00	-	-	-	-	-	-	-
Expense														
Administrative														
Bank CC Processing Fees	6,368.76	4,545.72	1,684.40	652.60	151.10	64.00	101.55	530.73	530.73	530.73	530.73	530.73	530.73	530.73
Bank Service Charges	-	10.00	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	-	697.50	-	-	-	-	-	-	-	-	-	-	-	-
Office Expense	-	36.47	-	-	-	-	-	-	-	-	-	-	-	-
Website Hosting	4,294.27	2,627.85	1,265.64	125.08	62.54	62.54	273.48	357.86	357.86	357.86	357.86	357.86	357.86	357.86
Total Administrative	10,663.03	7,917.54	2,950.04	777.68	213.64	126.54	375.03	888.59	888.59	888.59	888.59	888.59	888.59	888.59
Boat Dock														
Monthly Maintenance	16,764.00	11,132.00	500.00	500.00	-	5,985.00	-	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00
Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Boat Dock	16,764.00	11,132.00	500.00	500.00	-	5,985.00	-	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00	1,397.00
Gate House														
Gate-Entrance	10,065.18	5,786.66	-	-	-	10,065.18	-	-	-	-	-	-	-	-
Internet	1,246.68	1,244.82	107.00	106.90	106.90	96.75	101.90	103.89	103.89	103.89	103.89	103.89	103.89	103.89
Maintenance	12,300.00	6,353.48	-	-	5,125.00	-	-	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00	1,025.00
Water & Electric	1,480.70	1,566.49	231.92	-	121.41	250.11	13.52	123.39	123.39	123.39	123.39	123.39	123.39	123.39
Total Gate House	25,092.56	14,951.45	338.92	106.90	5,353.31	10,412.04	115.42	1,252.28	1,252.28	1,252.28	1,252.28	1,252.28	1,252.28	1,252.28
Grounds														
Irrigation / Water	436.70	1,530.36	106.38	-	24.79	50.79	-	36.39	36.39	36.39	36.39	36.39	36.39	36.39
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscaping / Mowing	74,670.00	83,347.50	8,035.00	-	625.00	-	-	9,430.00	9,430.00	9,430.00	9,430.00	9,430.00	9,430.00	9,430.00
Maintenance	-	6,353.48	-	-	-	-	-	-	-	-	-	-	-	-
Snow Removal	-	175.00	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Tax	12,852.00	17,258.40	892.50	892.50	892.50	892.50	892.50	1,198.50	1,198.50	1,198.50	1,198.50	1,198.50	1,198.50	1,198.50
Street Lighting	1,652.09	1,179.24	245.38	91.99	112.34	112.66	126.00	137.67	137.67	137.67	137.67	137.67	137.67	137.67
Total Grounds	89,610.79	109,843.98	9,279.26	984.49	1,654.63	1,055.95	1,018.50	10,802.57	10,802.57	10,802.57	10,802.57	10,802.57	10,802.57	10,802.57
Manor House														
Building Repairs	20,586.36	18,339.52	13,154.45	1,595.85	2,405.00	-	-	490.15	490.15	490.15	490.15	490.15	490.15	490.15
Cleaning	10,157.81	13,719.08	1,676.19	1,131.23	550.00	600.00	275.00	846.48	846.48	846.48	846.48	846.48	846.48	846.48
Extermination	1,886.40	1,672.20	450.00	42.00	98.00	98.00	98.00	157.20	157.20	157.20	157.20	157.20	157.20	157.20
Internet, Cable, Streaming	807.05	847.80	70.58	70.58	67.58	67.58	59.95	67.25	67.25	67.25	67.25	67.25	67.25	67.25
Supplies	3,005.28	2,257.25	502.89	99.64	500.00	149.67	-	250.44	250.44	250.44	250.44	250.44	250.44	250.44
Utilities - Electric	4,824.98	5,914.01	-	-	1,294.38	-	716.03	402.08	402.08	402.08	402.08	402.08	402.08	402.08
Utilities - Gas	20,768.40	14,104.25	6,113.87	2,539.63	-	-	-	1,730.70	1,730.70	1,730.70	1,730.70	1,730.70	1,730.70	1,730.70
Utilities - Water & Garbage	2,613.26	3,177.19	839.42	-	163.23	-	86.21	217.77	217.77	217.77	217.77	217.77	217.77	217.77
Total Manor House	64,649.54	60,031.29	22,807.40	5,478.93	5,078.19	915.25	1,235.19	4,162.08	4,162.08	4,162.08	4,162.08	4,162.08	4,162.08	4,162.08
OTHER Expense	1,721.12	860.56	-	1,250.00	-	-	471.12	-	-	-	-	-	-	-
Pool														
Cleaning	1,545.00	13,719.08	-	-	-	-	-	220.71	220.71	220.71	220.71	220.71	220.71	220.71
Maintenance & Supplies	4,181.82	5,662.34	-	-	-	-	-	597.40	597.40	597.40	597.40	597.40	597.40	597.40
Total Pool	5,726.82	19,381.42	-	-	-	-	-	818.12	818.12	818.12	818.12	818.12	818.12	818.12
Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expense	214,227.87	224,118.23	35,875.62	9,098.00	12,299.77	18,494.78	3,215.26	19,320.63	19,320.63	19,320.63	19,320.63	19,320.63	19,320.63	19,320.63
Net Ordinary Income	(8,927.87)	(18,818.23)	164,924.38	(5,948.00)	(12,299.77)	(18,194.78)	(2,165.26)	(19,320.63)	(19,320.63)	(19,320.63)	(19,320.63)	(19,320.63)	(19,320.63)	(19,320.63)
Other Income/Expense														
Other Expense														
Clearing Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Income	(8,927.87)	(18,818.23)	164,924.38	(5,948.00)	(12,299.77)	(18,194.78)	(2,165.26)	(19,320.63)	(19,320.63)	(19,320.63)	(19,320.63)	(19,320.63)	(19,320.63)	(19,320.63)

Windswept Homeowners Association
Profit & Loss
January 2022 through May 2025

	2025 Proforma	TOTAL	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	TOTAL
Ordinary Income/Expense															
Income															
Boat Slips	10,000.00	10,000.00	10,000.00	-	-	-	-	-	-	-	-	-	-	-	10,000.00
Membership Dues	195,300.00	195,300.00	190,800.00	3,150.00	-	300.00	1,050.00	-	-	-	-	-	-	-	195,300.00
Total Income	205,300.00	205,300.00	200,800.00	3,150.00	-	300.00	1,050.00	-	-	-	-	-	-	-	205,300.00
Gross Profit	205,300.00	205,300.00	200,800.00	3,150.00	-	300.00	1,050.00	-	-	-	-	-	-	-	205,300.00
Expense															
Administrative															
Bank CC Processing Fees	6,368.76	6,368.76	1,623.50	507.35	159.55	62.88	189.97	331.24	278.54	331.24	265.37	265.37	265.37	265.37	4,545.72
Bank Service Charges	-	-	-	-	-	-	-	-	-	-	10.00	-	-	-	10.00
Insurance	-	-	-	-	-	-	-	697.50	-	-	-	-	-	-	697.50
Office Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	36.47	36.47
Website Hosting	4,294.27	4,294.27	664.09	62.54	93.81	62.54	168.01	315.67	210.20	210.20	210.20	210.20	210.20	210.20	2,627.85
Total Administrative	10,663.03	10,663.03	2,287.59	569.89	253.36	125.42	357.98	1,344.41	488.74	541.44	485.56	475.56	475.56	512.03	7,917.54
Boat Dock															
Monthly Maintenance	16,764.00	16,764.00	500.00	250.00	250.00	3,492.50	-	948.50	1,198.50	948.50	948.50	948.50	698.50	948.50	11,132.00
Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Boat Dock	16,764.00	16,764.00	500.00	250.00	250.00	3,492.50	-	948.50	1,198.50	948.50	948.50	948.50	698.50	948.50	11,132.00
Gate House															
Gate-Entrance	10,065.18	10,065.18	-	-	-	5,745.97	-	40.70	-	-	-	-	-	-	5,786.66
Internet	1,246.68	1,246.68	104.45	104.40	106.90	99.38	104.45	105.45	102.77	102.91	105.40	105.50	100.35	102.90	1,244.82
Maintenance	12,300.00	12,300.00	-	-	2,765.98	-	-	512.50	512.50	512.50	512.50	512.50	512.50	512.50	6,353.48
Water & Electric	1,480.70	1,480.70	190.77	-	112.14	178.93	50.89	115.85	147.00	229.34	61.70	167.59	157.41	154.89	1,566.49
Total Gate House	25,092.56	25,092.56	295.22	104.40	2,985.02	6,024.27	155.34	774.49	762.27	844.75	679.59	785.58	770.25	770.29	14,951.45
Grounds															
Irrigation / Water	436.70	436.70	76.80	-	35.91	49.00	21.40	134.88	177.67	379.34	18.20	229.06	206.08	202.04	1,530.36
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscaping / Mowing	74,670.00	74,670.00	4,017.50	-	312.50	3,575.00	11,325.00	4,715.00	12,952.50	9,252.50	9,252.50	9,252.50	9,252.50	9,440.00	83,347.50
Maintenance	-	-	-	-	2,765.98	-	-	512.50	512.50	512.50	512.50	512.50	512.50	512.50	6,353.48
Snow Removal	-	-	175.00	-	-	-	-	-	-	-	-	-	-	-	175.00
Stormwater Tax	12,852.00	12,852.00	1,198.50	1,198.50	1,198.50	1,198.50	1,198.50	1,198.50	1,677.90	1,677.90	1,677.90	1,677.90	1,677.90	1,677.90	17,258.40
Street Lighting	1,652.09	1,652.09	122.69	46.00	56.17	56.33	127.04	115.52	117.43	117.33	68.84	134.72	129.41	87.77	1,179.24
Total Grounds	89,610.79	89,610.79	5,590.49	1,244.50	4,369.06	4,878.83	12,671.94	6,676.40	15,438.00	11,939.57	11,529.93	11,806.68	11,778.38	11,920.20	109,843.98
Manor House															
Building Repairs	20,586.36	20,586.36	6,577.23	797.93	1,798.67	-	-	245.08	1,053.58	507.58	3,250.25	2,670.08	1,194.08	245.08	18,339.52
Cleaning	10,157.81	10,157.81	1,388.10	1,115.62	687.50	850.00	825.00	1,228.77	1,248.60	1,583.60	1,563.60	1,061.10	1,221.10	946.10	13,719.08
Extermination	1,886.40	1,886.40	416.50	68.50	98.00	98.00	98.00	127.60	127.60	127.60	127.60	127.60	127.60	127.60	1,672.20
Internet, Cable, Streaming	807.05	807.05	77.73	65.27	88.69	77.80	61.45	77.56	67.34	76.07	63.60	65.10	63.60	63.60	847.80
Supplies	3,005.28	3,005.28	251.45	49.82	317.38	167.29	-	154.57	125.22	130.07	285.31	525.71	125.22	125.22	2,257.25
Utilities - Electric	4,824.98	4,824.98	197.02	243.63	930.07	177.43	528.09	458.76	741.50	611.78	688.02	544.12	371.39	422.23	5,914.01
Utilities - Gas	20,768.40	20,768.40	4,486.38	2,590.34	-	-	-	865.35	865.35	865.35	865.35	865.35	1,835.44	865.35	14,104.25
Utilities - Water & Garbage	2,613.26	2,613.26	1,084.69	-	158.17	43.55	85.06	254.17	409.07	461.56	108.89	264.00	199.16	108.89	3,177.19
Total Manor House	64,649.54	64,649.54	14,479.07	4,931.09	4,078.47	1,414.07	1,597.60	3,411.85	4,638.25	4,363.59	6,952.61	6,123.06	5,137.58	2,904.06	60,031.29
OTHER Expense	1,721.12	1,721.12	-	625.00	-	-	235.56	-	-	-	-	-	-	-	860.56
Pool															
Cleaning	1,545.00	1,545.00	1,388.10	1,115.62	687.50	850.00	825.00	1,228.77	1,248.60	1,583.60	1,563.60	1,061.10	1,221.10	946.10	13,719.08
Maintenance & Supplies	4,181.82	4,181.82	-	-	-	-	-	3,618.70	327.22	298.70	298.70	521.62	298.70	298.70	5,662.34
Total Pool	5,726.82	5,726.82	1,388.10	1,115.62	687.50	850.00	825.00	4,847.47	1,575.82	1,882.30	1,862.30	1,582.72	1,519.80	1,244.80	19,381.42
Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expense	214,227.87	214,227.87	24,540.46	8,840.49	12,623.40	16,785.08	15,843.41	18,003.12	24,101.58	20,520.15	22,458.50	21,722.10	20,380.08	18,299.88	224,118.23
Net Ordinary Income	(8,927.87)	(8,927.87)	176,259.54	(5,690.49)	(12,623.40)	(16,485.08)	(14,793.41)	(18,003.12)	(24,101.58)	(20,520.15)	(22,458.50)	(21,722.10)	(20,380.08)	(18,299.88)	(18,818.23)
Other Income/Expense															
Other Expense															
Clearing Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Other Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net Income	**(8,927.87)**	**(8,927.87)**	**176,259.54**	**(5,690.49)**	**(12,623.40)**	**(16,485.08)**	**(14,793.41)**	**(18,003.12)**	**(24,101.58)**	**(20,520.15)**	**(22,458.50)**	**(21,722.10)**	**(20,380.08)**	**(18,299.88)**	**(18,818.23)**

Windswept Homeowners Association
Trial Balance
As of May 31, 2025

	Dec 31, 22	Dec 31, 23	Dec 31, 24	May 31, 25
Community Trust Bank	63,300.93	24,449.08	21,402.31	350.29
Accounts Receivable	83,139.82	24,789.82	16,989.82	17,650.00
Inventory Asset	-	-	-	-
Prepaid Services	7,500.00	7,500.00	-	-
MU Security Deposit	180.00	180.00	-	-
Undeposited Funds	-	-	-	-
Clubhouse	-	-	-	-
Clubhouse:Improvements	129,618.89	101,529.25	101,529.25	101,529.25
Lake Developers II transfer	-	-	-	-
The Gate House	4,857.82	4,857.82	4,857.82	4,857.82
Accounts Payable	-	(125.08)	(4,974.64)	(29,576.20)
Payable to Lake Developers II	(935,950.00)	(935,950.00)	(935,950.00)	(920,950.00)
Payroll Liabilities	-	-	-	-
Pre-Paid HOA Dues	-	(900.00)	-	-
Retainers Held	-	-	-	-
Capital Stock	-	-	-	-
Opening Bal Equity	-	-	-	-
Retained Earnings	773,669.11	796,145.44	826,138.84	855,847.02
Boat Slips	(10,000.00)	(9,200.00)	(7,993.56)	(6,934.46)
Manor House Reservations	-	-	-	-
Membership Dues	(195,300.00)	(194,400.00)	(169,684.97)	(123,623.37)
Other Income	-	-	-	-
Cost of Goods Sold	-	-	-	-
Administrative	-	-	-	-
Administrative:Bank CC Processing Fees	2,653.65	2,722.68	1,469.27	-
Administrative:Bank Service Charges	-	20.00	4.00	123.03
Administrative:Dues and Subscriptions	-	-	-	-
Administrative:Fees	-	-	-	-
Administrative:Insurance	-	1,395.00	1,395.00	1,395.00
Administrative:Licenses and Permits	-	-	-	-
Administrative:Office Expense	-	72.94	70.63	-
Administrative:Postage and Delivery	-	-	-	-
Administrative:Website Hosting	1,789.28	961.42	750.28	-
Advertising / Marketing	-	-	-	-
Automobile Expense	-	-	-	-
Boat Dock	-	-	-	-
Boat Dock:Monthly Maintenance	6,985.00	5,500.00	6,500.00	4,000.00
Boat Dock:Repairs	-	-	4,811.08	-
Contributions	-	-	-	-
Depreciation Expense	-	-	-	-
Gate House	-	-	-	-
Gate House:Gate-Entrance	10,065.18	1,508.14	-	-
Gate House:Internet	519.45	1,242.96	1,227.99	1,232.90
Gate House:Maintenance	5,125.00	-	-	-
Gate House:Water & Electric	616.96	1,652.28	1,730.40	1,659.42
Grounds	-	-	-	-
Grounds:Irrigation / Water	181.96	2,624.02	2,517.99	2,260.98
Grounds:Landscaping	-	-	-	2,600.00
Grounds:Landscaping / Mowing	8,660.00	92,025.00	57,315.00	32,170.00
Grounds:Maintenance	-	406.95	4,697.52	-
Grounds:Snow Removal	-	350.00	-	-
Grounds:Stormwater Tax	4,462.50	8,925.00	2,550.00	-
Grounds:Street Lighting	688.37	706.39	-	-
Maintenance	-	-	-	-
Maintenance:Caretaker Exp	-	-	-	-
Manor House	-	-	-	-
Manor House:Building Repairs	17,155.30	16,092.68	9,549.87	6,661.66
Manor House:Cleaning	4,232.42	14,315.35	23,211.43	10,725.00

Windswept Homeowners Association
Trial Balance
As of May 31, 2025

	Dec 31, 22	Dec 31, 23	Dec 31, 24	May 31, 25
Manor House:Extermination	786.00	1,458.00	1,414.00	1,376.00
Manor House:Internet, Cable, Streaming	336.27	888.56	2,200.94	3,645.48
Manor House:Supplies	1,252.20	1,509.21	1,012.47	2,958.89
Manor House:Supplies:Reimbursement - Cleaning-Cost	-	-	-	-
Manor House:Utilities - Electric	2,010.41	7,003.03	7,690.60	7,480.01
Manor House:Utilities - Gas	8,653.50	7,440.09	9,302.11	12,748.28
Manor House:Utilities - Water & Garbage	1,088.86	3,741.11	5,123.77	5,841.64
OTHER Expense	1,721.12	-	-	-
Payroll Expenses	-	-	-	-
Pool	-	-	-	-
Pool:Cleaning	-	1,420.00	1,670.00	1,740.00
Pool:Maintenance & Supplies	-	7,142.86	1,220.78	2,231.36
Printing and Reproduction	-	-	-	-
Professional Fees	-	-	250.00	-
Professional Fees:Accounting	-	-	-	-
Professional Fees:Legal Fees	-	-	-	-
Property Taxes	-	-	-	-
Property Taxes:City Property Tax	-	-	-	-
Reimbursement - Overpayment	-	-	-	-
Repairs	-	-	-	-
Repairs:Computer Repairs	-	-	-	-
Repairs:Equipment Repairs	-	-	-	-
Signs	-	-	-	-
Travel & Ent	-	-	-	-
Travel & Ent:Meals	-	-	-	-
Travel & Ent:Travel	-	-	-	-
Utilities	-	-	-	-
Utilities:Telephone	-	-	-	-
Utilities:Water & Garbage	-	-	-	-
Interest Income	-	-	-	-
Clearing Account	-	-	-	-
Other Expenses	-	-	-	-
No accnt	-	-	-	-
TOTAL	**(0.00)**	**(0.00)**	**0.00**	**0.00**

Assets	288,597.46	163,305.97	144,779.20	124,387.36
Liabilities	(935,950.00)	(936,975.08)	(940,924.64)	(950,526.20)
Equity	647,352.54	773,669.11	796,145.44	826,138.84
	(0.00)	(0.00)	-	0.00
Income	205,300.00	203,600.00	177,678.53	130,557.83
Expenses	(78,983.43)	(181,123.67)	(147,685.13)	(100,849.65)
Income (Loss)	126,316.57	22,476.33	29,993.40	29,708.18

Windswept Homeowners Association
Profit & Loss
January 2022 through May 2025

3:22 PM
6/19/2025
Accrual Basis

	Dec 31, 22	Dec 31, 23	Dec 31, 24	May 31, 25
Ordinary Income/Expense				
Income				
Boat Slips	6,934.46	7,993.56	9,200.00	10,000.00
Membership Dues	123,623.37	169,684.97	194,400.00	195,300.00
Total Income	130,557.83	177,678.53	203,600.00	205,300.00
Gross Profit	130,557.83	177,678.53	203,600.00	205,300.00
Expense				
Administrative				
Bank CC Processing Fees	-	1,469.27	2,722.68	2,653.65
Bank Service Charges	123.03	4.00	20.00	-
Insurance	1,395.00	1,395.00	1,395.00	-
Office Expense	-	70.63	72.94	-
Website Hosting	-	750.28	961.42	1,789.28
Total Administrative	1,518.03	3,689.18	5,172.04	4,442.93
Boat Dock				
Monthly Maintenance	4,000.00	6,500.00	5,500.00	6,985.00
Repairs	-	4,811.08	-	-
Total Boat Dock	4,000.00	11,311.08	5,500.00	6,985.00
Gate House				
Gate-Entrance	-	-	1,508.14	10,065.18
Internet	1,232.90	1,227.99	1,242.96	519.45
Maintenance	-	-	-	5,125.00
Water & Electric	1,659.42	1,730.40	1,652.28	616.96
Total Gate House	2,892.32	2,958.39	4,403.38	16,326.59
Grounds				
Irrigation / Water	2,260.98	2,517.99	2,624.02	181.96
Landscaping	2,600.00	-	-	-
Landscaping / Mowing	32,170.00	57,315.00	92,025.00	8,660.00
Maintenance	-	4,697.52	406.95	-
Snow Removal	-	-	350.00	-
Stormwater Tax	-	2,550.00	8,925.00	4,462.50
Street Lighting	-	-	706.39	688.37
Total Grounds	37,030.98	67,080.51	105,037.36	13,992.83
Manor House				
Building Repairs	6,661.66	9,549.87	16,092.68	17,155.30
Cleaning	10,725.00	23,211.43	14,315.35	4,232.42
Extermination	1,376.00	1,414.00	1,458.00	786.00
Internet, Cable, Streaming	3,645.48	2,200.94	888.56	336.27
Supplies	2,958.89	1,012.47	1,509.21	1,252.20
Utilities - Electric	7,480.01	7,690.60	7,003.03	2,010.41
Utilities - Gas	12,748.28	9,302.11	7,440.09	8,653.50
Utilities - Water & Garbage	5,841.64	5,123.77	3,741.11	1,088.86
Total Manor House	51,436.96	59,505.19	52,448.03	35,514.96
OTHER Expense	-	-	-	1,721.12
Pool				
Cleaning	1,740.00	1,670.00	1,420.00	-
Maintenance & Supplies	2,231.36	1,220.78	7,142.86	-
Total Pool	3,971.36	2,890.78	8,562.86	-
Professional Fees	-	250.00	-	-
Total Expense	100,849.65	147,685.13	181,123.67	78,983.43
Net Ordinary Income	29,708.18	29,993.40	22,476.33	126,316.57
Other Income/Expense				
Other Expense				
Clearing Account	-	-	-	-
Total Other Expense	-	-	-	-
Net Other Income	-	-	-	-
Net Income	**29,708.18**	**29,993.40**	**22,476.33**	**126,316.57**

Windswept Homeowners Association
Balance Sheet
As of May 31, 2025

3:24 PM
6/19/2025
Accrual Basis

	Dec 31, 22	Dec 31, 23	Dec 31, 24	May 31, 25
ASSETS				
Current Assets				
Checking/Savings				
Community Trust Bank	350.29	21,402.31	24,449.08	63,300.93
Total Checking/Savings	350.29	21,402.31	24,449.08	63,300.93
Accounts Receivable				
Accounts Receivable	17,650.00	16,989.82	24,789.82	83,139.82
Total Accounts Receivable	17,650.00	16,989.82	24,789.82	83,139.82
Other Current Assets				
Prepaid Services	-	-	7,500.00	7,500.00
MU Security Deposit	-	-	180.00	180.00
Undeposited Funds	-	-	-	-
Total Other Current Assets	-	-	7,680.00	7,680.00
Total Current Assets	18,000.29	38,392.13	56,918.90	154,120.75
Fixed Assets				
Clubhouse				
Improvements	101,529.25	101,529.25	101,529.25	129,618.89
Total Clubhouse	101,529.25	101,529.25	101,529.25	129,618.89
The Gate House	4,857.82	4,857.82	4,857.82	4,857.82
Total Fixed Assets	106,387.07	106,387.07	106,387.07	134,476.71
TOTAL ASSETS	**124,387.36**	**144,779.20**	**163,305.97**	**288,597.46**
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	29,576.20	4,974.64	125.08	-
Total Accounts Payable	29,576.20	4,974.64	125.08	-
Other Current Liabilities				
Payable to Lake Developers II	920,950.00	935,950.00	935,950.00	935,950.00
Pre-Paid HOA Dues	-	-	900.00	-
Total Other Current Liabilities	920,950.00	935,950.00	936,850.00	935,950.00
Total Current Liabilities	950,526.20	940,924.64	936,975.08	935,950.00
Total Liabilities	950,526.20	940,924.64	936,975.08	935,950.00
Equity				
Retained Earnings	(855,847.02)	(826,138.84)	(796,145.44)	(773,669.11)
Net Income	29,708.18	29,993.40	22,476.33	126,316.57
Total Equity	(826,138.84)	(796,145.44)	(773,669.11)	(647,352.54)
TOTAL LIABILITIES & EQUITY	**124,387.36**	**144,779.20**	**163,305.97**	**288,597.46**

Windswept Homeowners Association

A/R Aging Summary

As of May 31, 2025

3:43 PM
6/19/2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
01 - Cooley, Toby & Melissa	-	-	-	-	900.00	900.00
02 - Cooley, Toby & Melissa	-	-	-	-	900.00	900.00
03 - Miller, Roger	-	-	-	-	1,100.00	1,100.00
08 - Kost, Brian E.	-	-	-	-	1,800.00	1,800.00
09 - Nigam Saket & Nupur V. Gulati	-	-	-	-	900.00	900.00
10 - Nigam Saket	-	-	-	-	1,100.00	1,100.00
102 - Isaacs / Stone	-	-	-	-	200.00	200.00
104 - Bartow, William & Charlotte	-	-	-	-	900.00	900.00
11 - Nigam Saket & Nupur V. Gulati	-	-	-	-	900.00	900.00
110 - Hartman, Richard & Kim/2	-	-	-	-	900.00	900.00
115 - Hart, Doug & Valarie	-	-	-	-	1,100.00	1,100.00
12 - Mullinax, Gary & Linda	-	-	-	-	900.00	900.00
122 - Beddor, Barry	-	-	-	-	900.00	900.00
124 - Pollock, Nick and Tiffanie	-	-	-	-	900.00	900.00
125 - Hartman, Richard & Kim	-	-	-	-	900.00	900.00
126 - KC Holdings, LLC	-	-	-	-	3,700.00	3,700.00
129 - Nyhart, Jr. Eldon & Teresa	-	-	-	-	200.00	200.00
13 - NVC Properties	-	-	900.00	-	-	900.00
133 - Hull, Anthony & Shannan	-	-	-	-	900.00	900.00
134 - Eason, Martin & Robin	-	-	-	-	900.00	900.00
137 - Reymann, Patrick & Maria	-	-	-	-	1,100.00	1,100.00
139 - Simpson, Robert I.	-	-	-	-	500.00	500.00
14 - Montepeque, Noel	-	-	-	-	900.00	900.00
147 - Hicks, Sandra/2	-	-	-	-	900.00	900.00
148 - Hicks, Sandra/2	-	-	-	-	900.00	900.00
15 - Don Bunch	-	-	-	-	900.00	900.00
150 - Kost, Brian	-	-	-	-	1,800.00	1,800.00
151 Beau Austin	-	-	-	-	900.00	900.00
152 - Hernandez, Niurky	-	-	-	-	900.00	900.00
157 - Vohl, Matthew	-	-	-	-	900.00	900.00
158- Quintana Zugehily	-	-	-	-	900.00	900.00
16 - Fannin, Ryan & Kady	-	-	-	-	900.00	900.00
17 - Sexton,Jerry	-	-	-	-	900.00	900.00
242 - Doug Williams	-	-	-	-	900.00	900.00
244-Lindsey & Dana Akers	-	-	-	-	900.00	900.00
248 - Arca, Erlinda	-	-	-	-	900.00	900.00
252 - Gully Properties LLC	-	-	-	-	900.00	900.00
254 - Bhatia, Reena	-	-	-	-	1,173.06	1,173.06
255 - Diller, Richard	-	-	-	-	2,200.00	2,200.00
267 - Reena Bhatia and Assigns	-	-	-	-	900.00	900.00
272 - Stanley Prusinski	-	-	-	-	900.00	900.00
275 - Allen N. Stienfeld	-	-	-	-	1,800.00	1,800.00
277 - Razuri & Vargas	-	-	-	-	1,800.00	1,800.00
278 - Aderemi, Oluwafemi P.	-	-	-	-	1,800.00	1,800.00
281-Lake Developers II	-	-	1,200.00	-	-	1,200.00
281-Ray Brown	-	600.00	-	-	-	600.00
283 - Drogt, Rudolph	-	-	-	-	900.00	900.00
284 - Martindale, Ched & Vivian	-	-	-	-	900.00	900.00
288 - Ladden, Natassja	-	-	-	-	400.00	400.00
290 - Oluseyi Adeyinka	-	-	-	-	1,800.00	1,800.00
291 - Ayodele Bishopton-Taylor	-	-	-	-	900.00	900.00
292 - The Che Family Trust	-	-	-	-	900.00	900.00
295 - Peltz, Lori-Anne	-	-	-	-	2,196.60	2,196.60
297-Daniel Scott Torres	-	-	-	-	1,800.00	1,800.00
298 - Hobbs, Nancy	-	-	-	-	1,800.00	1,800.00
302 - Angela Cordell	-	-	-	-	-	-
303 - Michael Nock II	-	-	-	-	1,760.08	1,760.08
304 - Popescu, Gabriela	-	-	-	-	1,800.00	1,800.00
305-Michael Nock	-	-	-	-	1,760.08	1,760.08

Windswept Homeowners Association

A/R Aging Detail

As of May 31, 2025

3:43 PM
6/19/2025

	Type	Date	Num	P. O. #	Name	Terms	Due Date	Aging	Open Balance
Current									
Total Current									
1 - 30									
	Invoice	05/28/2025	281-2025		281-Ray Brown		05/28/2025	3	600.00
Total 1 - 30									600.00
31 - 60									
	Invoice	04/01/2025	281-2024		281-Lake Developers II		04/01/2025	60	900.00
	Invoice	04/01/2025	281-2025		281-Lake Developers II		04/01/2025	60	300.00
	Invoice	04/30/2025	13-2025.		13 - NVC Properties		04/30/2025	31	900.00
Total 31 - 60									2,100.00
61 - 90									
Total 61 - 90									
> 90									
	Invoice	01/01/2022	80-2022		80 - Karlen, Susana		01/31/2022	1,216	900.00
	Invoice	01/13/2022	126-2022		126 - KC Holdings, LLC		02/01/2022	1,215	900.00
	Invoice	03/11/2022	S29-2022		126 - KC Holdings, LLC		04/11/2022	1,146	200.00
	Payment	07/07/2023	812248276		303 - Michael Nock II				(39.92)
	Payment	07/07/2023	812248276		305-Michael Nock				(39.92)
	Invoice	07/26/2023	295-2023		295 - Peltz, Lori-Anne		07/26/2023	675	396.60
	Invoice	10/01/2023	254-2023		254 - Bhatia, Reena		10/01/2023	608	273.06
	Invoice	01/03/2024	08-2024		08 - Kost, Brian E.		01/03/2024	514	900.00
	Invoice	01/03/2024	126-2024		126 - KC Holdings, LLC		01/03/2024	514	900.00
	Invoice	01/03/2024	150-2024		150 - Kost, Brian		01/03/2024	514	900.00
	Invoice	01/03/2024	158-2024		158- Quintana Zugehily		01/03/2024	514	900.00
	Invoice	01/03/2024	255-2024		255 - Diller, Richard		01/03/2024	514	900.00
	Invoice	01/03/2024	275-2024		275 - Allen N. Stienfeld		01/03/2024	514	900.00
	Invoice	01/03/2024	277-2024		277 - Razuri & Vargas		01/03/2024	514	900.00
	Invoice	01/03/2024	278-2024		278 - Aderemi, Oluwafemi P.		01/03/2024	514	900.00
	Invoice	01/03/2024	290-2024		290 - Oluseyi Adeyinka		01/03/2024	514	900.00
	Invoice	01/03/2024	295-2024		295 - Peltz, Lori-Anne		01/03/2024	514	900.00
	Invoice	01/03/2024	297-2024		297-Daniel Scott Torres		01/03/2024	514	900.00
	Invoice	01/03/2024	298-2024		298 - Hobbs, Nancy		01/03/2024	514	900.00
	Invoice	01/03/2024	302-2024		302 - Angela Cordell		01/03/2024	514	900.00
	Invoice	01/03/2024	303-2024		303 - Michael Nock II		01/03/2024	514	900.00
	Invoice	01/03/2024	304-2024		304 - Popescu, Gabriela		01/03/2024	514	900.00
	Invoice	01/03/2024	305-2024		305-Michael Nock		01/03/2024	514	900.00
	Invoice	01/03/2024	55-2024		55 - Kost, Brian		01/03/2024	514	900.00
	Invoice	01/03/2024	80-2024		80 - Karlen, Susana		01/03/2024	514	900.00
	Invoice	01/03/2024	94-R1-2024		94R1 - Edwards, Patrick Dale		01/03/2024	514	900.00
	Invoice	01/03/2024	96R-2024		96R-Matthew Sexton		01/03/2024	514	900.00
	Invoice	02/22/2024	255-2024-BS		255 - Diller, Richard		02/22/2024	464	200.00
	Invoice	02/22/2024	126-2024-BS		126 - KC Holdings, LLC		02/22/2024	464	400.00
	Payment	03/25/2024			71 - Gray, Dwight & Tracie				(200.00)
	Payment	08/04/2024	RECON		302 - Angela Cordell				(900.00)
	Invoice	01/07/2025	01-2025		01 - Cooley, Toby & Melissa		01/07/2025	144	900.00
	Invoice	01/07/2025	02-2025		02 - Cooley, Toby & Melissa		01/07/2025	144	900.00
	Invoice	01/07/2025	08-2025		08 - Kost, Brian E.		01/07/2025	144	900.00
	Invoice	01/07/2025	09-2025		09 - Nigam Saket & Nupur V. Gulati		01/07/2025	144	900.00
	Invoice	01/07/2025	10-2025		10 - Nigam Saket		01/07/2025	144	900.00
	Invoice	01/07/2025	104-2025		104 - Bartow, William & Charlotte		01/07/2025	144	900.00
	Invoice	01/07/2025	11-2025		11 - Nigam Saket & Nupur V. Gulati		01/07/2025	144	900.00
	Invoice	01/07/2025	110-2025		110 - Hartman, Richard & Kim/2		01/07/2025	144	900.00
	Invoice	01/07/2025	115-2025		115 - Hart, Doug & Valarie		01/07/2025	144	900.00
	Invoice	01/07/2025	12-2025		12 - Mullinax, Gary & Linda		01/07/2025	144	900.00
	Invoice	01/07/2025	122-2025		122 - Beddor, Barry		01/07/2025	144	900.00
	Invoice	01/07/2025	124-2025		124 - Pollock, Nick and Tiffanie		01/07/2025	144	900.00
	Invoice	01/07/2025	125-2025		125 - Hartman, Richard & Kim		01/07/2025	144	900.00
	Invoice	01/07/2025	126-2025		126 - KC Holdings, LLC		01/07/2025	144	900.00
	Invoice	01/07/2025	133-2025		133 - Hull, Anthony & Shannan		01/07/2025	144	900.00

Windswept Homeowners Association

3:43 PM

A/R Aging Summary

6/19/2025

As of May 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
306 - Jason & Amy Noe	-	-	-	-	900.00	900.00
313 - MGD Enterprises llc/Tom Dalton	-	-	-	-	900.00	900.00
44R - ATS - MARINA	-	-	-	-	900.00	900.00
50 - Pawlak, Ralph & Kristen	-	-	-	-	900.00	900.00
54 - Walz, Michael	-	-	-	-	600.00	600.00
55 - Kost, Brian	-	-	-	-	1,800.00	1,800.00
56 - Decay, Kenny	-	-	-	-	900.00	900.00
64 - Roebke, Boyd & Linda	-	-	-	-	900.00	900.00
71-Trainor, Christopher G. & Nina	-	-	-	-	1,100.00	1,100.00
71 - Gray, Dwight & Tracie	-	-	-	-	(200.00)	(200.00)
75 - Goodman, William & Patti Livesey	-	-	-	-	450.00	450.00
80 - Karlen, Susana	-	-	-	-	2,700.00	2,700.00
84 - Bochenek, Brian	-	-	-	-	(900.00)	(900.00)
84.01 - Fugere, Paul & Tammy	-	-	-	-	200.00	200.00
84R - Bochenek, Brian	-	-	-	-	900.00	900.00
90 - Raines, Chris	-	-	-	-	1,100.00	1,100.00
94R1 - Edwards, Patrick Dale	-	-	-	-	2,000.00	2,000.00
96R-Matthew Sexton	-	-	-	-	1,800.00	1,800.00
TOTAL	**-**	**600.00**	**2,100.00**	**-**	**80,439.82**	**83,139.82**

Windswept Homeowners Association

3:43 PM

A/R Aging Detail

6/19/2025

As of May 31, 2025

Type	Date	Num	P. O. #	Name	Terms	Due Date	Aging	Open Balance
Invoice	01/07/2025	134-2025		134 - Eason, Martin & Robin		01/07/2025	144	900.00
Invoice	01/07/2025	137-2025		137 - Reymann, Patrick & Maria		01/07/2025	144	900.00
Invoice	01/07/2025	139-2025		139 - Simpson, Robert I.		01/07/2025	144	500.00
Invoice	01/10/2025	147-2025		147 - Hicks, Sandra/2		01/10/2025	141	900.00
Invoice	01/10/2025	148-2025		148 - Hicks, Sandra/2		01/10/2025	141	900.00
Invoice	01/10/2025	15-2025		15 - Don Bunch		01/10/2025	141	900.00
Invoice	01/10/2025	150-2025		150 - Kost, Brian		01/10/2025	141	900.00
Invoice	01/10/2025	151-2025		151 Beau Austin		01/10/2025	141	900.00
Invoice	01/10/2025	152-2025		152 - Hernandez, Niurky		01/10/2025	141	900.00
Invoice	01/10/2025	157-2025		157 - Vohl, Matthew		01/10/2025	141	900.00
Invoice	01/10/2025	16-2025		16 - Fannin, Ryan & Kady		01/10/2025	141	900.00
Invoice	01/10/2025	17-2025		17 - Sexton,Jerry		01/10/2025	141	900.00
Invoice	01/10/2025	242-2025		242 - Doug Williams		01/10/2025	141	900.00
Invoice	01/10/2025	244-2025		244-Lindsey & Dana Akers		01/10/2025	141	900.00
Invoice	01/10/2025	248-2025		248 - Arca, Erlinda		01/10/2025	141	900.00
Invoice	01/10/2025	252-2025		252 - Gully Properties LLC		01/10/2025	141	900.00
Invoice	01/10/2025	254-2025		254 - Bhatia, Reena		01/10/2025	141	900.00
Invoice	01/10/2025	255-2025		255 - Diller, Richard		01/10/2025	141	900.00
Invoice	01/10/2025	267-2025		267 - Reena Bhatia and Assigns		01/10/2025	141	900.00
Invoice	01/10/2025	272-2025		272 - Stanley Prusinski		01/10/2025	141	900.00
Invoice	01/10/2025	275-2025		275 - Allen N. Stienfeld		01/10/2025	141	900.00
Invoice	01/10/2025	277-2025		277 - Razuri & Vargas		01/10/2025	141	900.00
Invoice	01/10/2025	278-2025		278 - Aderemi, Oluwafemi P.		01/10/2025	141	900.00
Invoice	01/10/2025	283-2025		283 - Drogt, Rudolph		01/10/2025	141	900.00
Invoice	01/13/2025	290-2025		290 - Oluseyi Adeyinka		01/13/2025	138	900.00
Invoice	01/13/2025	291-2025		291 - Ayodele Bishopton-Taylor		01/13/2025	138	900.00
Invoice	01/13/2025	292-2025		292 - The Che Family Trust		01/13/2025	138	900.00
Invoice	01/13/2025	295-2025		295 - Peltz, Lori-Anne		01/13/2025	138	900.00
Invoice	01/13/2025	297-2025		297-Daniel Scott Torres		01/13/2025	138	900.00
Invoice	01/13/2025	298-2025		298 - Hobbs, Nancy		01/13/2025	138	900.00
Invoice	01/13/2025	303-2025		303 - Michael Nock II		01/13/2025	138	900.00
Invoice	01/13/2025	304-2025		304 - Popescu, Gabriela		01/13/2025	138	900.00
Invoice	01/13/2025	305-2025		305-Michael Nock		01/13/2025	138	900.00
Invoice	01/13/2025	306-2025		306 - Jason & Amy Noe		01/13/2025	138	900.00
Invoice	01/13/2025	313-2025		313 - MGD Enterprises llc/Tom Dalton		01/13/2025	138	900.00
Invoice	01/13/2025	44R-2025		44R - ATS - MARINA		01/13/2025	138	900.00
Invoice	01/13/2025	50-2025		50 - Pawlak, Ralph & Kristen		01/13/2025	138	900.00
Invoice	01/13/2025	54-2025		54 - Walz, Michael		01/13/2025	138	600.00
Invoice	01/13/2025	55-2025		55 - Kost, Brian		01/13/2025	138	900.00
Invoice	01/13/2025	56-2025		56 - Decay, Kenny		01/13/2025	138	900.00
Invoice	01/13/2025	64-2025		64 - Roebke, Boyd & Linda		01/13/2025	138	900.00
Invoice	01/13/2025	71-2025		71-Trainor, Christopher G. & Nina		01/13/2025	138	900.00
Invoice	01/13/2025	75-2025		75 - Goodman, William & Patti Livesey		01/13/2025	138	450.00
Invoice	01/13/2025	84R-2025		84R - Bochenek, Brian		01/13/2025	138	900.00
Invoice	01/13/2025	90-2025		90 - Raines, Chris		01/13/2025	138	900.00
Invoice	01/13/2025	94R1-2025		94R1 - Edwards, Patrick Dale		01/13/2025	138	900.00
Invoice	01/13/2025	96R-2025		96R-Matthew Sexton		01/13/2025	138	900.00
Invoice	01/14/2025	14-2025		14 - Montepeque, Noel		01/14/2025	137	900.00
Invoice	01/14/2025	80-2025		80 - Karlen, Susana		01/14/2025	137	900.00
Invoice	01/14/2025	284-2025		284 - Martindale, Ched & Vivian		01/14/2025	137	900.00
Invoice	01/15/2025	84.01-BS		84.01 - Fugere, Paul & Tammy		01/15/2025	136	200.00
Invoice	01/15/2025	90-2025-BS		90 - Raines, Chris		01/15/2025	136	200.00
Invoice	01/16/2025	71-2025-BS		71-Trainor, Christopher G. & Nina		01/16/2025	135	200.00
Invoice	01/16/2025	115-2025-BS		115 - Hart, Doug & Valarie		01/16/2025	135	200.00
Invoice	01/16/2025	255-2025-BS		255 - Diller, Richard		01/16/2025	135	200.00
Invoice	01/16/2025	P10-2025-BS		252 - Gully Properties LLC		01/16/2025	135	200.00
Invoice	01/16/2025	137-2025-BS		137 - Reymann, Patrick & Maria		01/16/2025	135	200.00
Invoice	01/16/2025	10-2025-BS		10 - Nigam Saket		01/16/2025	135	200.00
Invoice	01/16/2025	94R1-BS		94R1 - Edwards, Patrick Dale		01/16/2025	135	200.00

Windswept Homeowners Association

3:43 PM

A/R Aging Summary

6/19/2025

As of May 31, 2025

Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL

Windswept Homeowners Association

3:43 PM

A/R Aging Detail

6/19/2025

As of May 31, 2025

	Type	Date	Num	P. O. #	Name	Terms	Due Date	Aging	Open Balance
	Invoice	01/16/2025	129-2025-BS		129 - Nyhart, Jr. Eldon & Teresa		01/16/2025	135	200.00
	Invoice	01/16/2025	102-2025-BS		102 - Isaacs / Stone		01/16/2025	135	200.00
	Invoice	01/16/2025	288-2025-BS		288 - Ladden, Natassja		01/16/2025	135	200.00
	Invoice	01/16/2025	288-2026-BS		288 - Ladden, Natassja		01/16/2025	135	200.00
	Invoice	01/16/2025	126-2025-BS		126 - KC Holdings, LLC		01/16/2025	135	400.00
	Payment	01/21/2025	RECON		252 - Gully Properties LLC				(200.00)
	Invoice	01/07/2025	03-2025		03 - Miller, Roger		02/06/2025	114	900.00
	Invoice	01/16/2025	03-2025-BS		03 - Miller, Roger		02/15/2025	105	200.00
	Payment	02/26/2025	RECON		84 - Bochenek, Brian				(900.00)
Total > 90									80,439.82
TOTAL									**83,139.82**