

To the Board of Directors and residents of Windrush Bay Condominium Assn,

The 2014 budget previously distributed to you, addresses those expenses which are increasing for all residents in their personal lives as well as your Windrush Bay Condo Assn. The budget makes provision for an increase of 10% in insurance premiums for property, liability and D&O. It also provides for the 15% increase in flood insurance for the coming year. 2014, is an audit year which we are required to perform which adds additional expense not incurred on an annual basis.

The 2014 budget also recognizes the comments and observations of the 5 year task force committee, by addressing the age of the community's buildings and grounds. We at Windrush, as a demographic, are also aging and there is a recognized trend to additional year round residency and therefore more usage of existing facilities. The budget has begun to recognize these facts and has opened new reserves to address the needs of an aging clubhouse, facilities, plantings and landscaping needs along with general problems which from time to time need immediate correction or repair, as well as updating and renovation. The reserves include the funding for replacement of the community's working tractor, pool needs and especially deferred maintenance. This last reserve will be funded over the next 3 years and was created to deal with those specific charges which will occur to the structures and interiors of the Association's buildings.

With a combination of controlled expenses by the Association to offset the uncontrollable costs of insurance, taxes and fees, the budget presented for approval calculates to a modest 5% increase in monthly ownership fees for 2014. We will continue to search out opportunities for savings and efficiencies in order to provide a safe and pleasant lifestyle for all of us here at Windrush Bay.

Thank you for your attention and support,
Tom McFarland
Chairman, Finance Comm.