

**Hanover Square Homeowners Association, Inc.**  
**d/b/a Windy Creek Homeowners Association, Inc.**  
% BROCK PROPERTY MANAGEMENT, INC., 7401 WILES ROAD, CORAL SPRINGS, FL 33067  
P: 954.753.2675 | F: 954.340.8541 | E: BROCK@BROCKPM.COM | W: WWW.BROCKPM.COM

December 12, 2024

***Re: 2025 Approved Budget & Monthly Dues***

Dear Homeowner:

We hope this letter finds you and your families well.

On November 12, 2024, the board held a budget meeting to discuss and vote to approve the 2025 operating budget. A copy of the approved budget is enclosed for your records. Your new monthly fee will be \$340.00 effective January 1<sup>st</sup>. Maintenance is due on the 1<sup>st</sup> of each month and considered late after the 15<sup>th</sup> and a late fee of \$25.00 will be assessed.

You have a few options to pay your monthly maintenance fee:

- Mail your check directly to Victory Accounting. In the memo section list your address.
- Setup online bill-pay with your bank to send a check. In the memo or account section be sure to add your address.
- Pay online with South State Bank – URL is:  
<https://hanoversquare.epay-centerstatebank.com/#/person/select-account/>
- Pay online through Victory Accounting's website. Click Make Payment.  
URL is: <https://www.victoryaccounting.com/>
- Drop off in the mailbox by the pool. Please note management encourages using the above methods instead of the box. Using the box delays processing the payments and a lot of checks get water damage from the rain and cannot be used.

If you have questions regarding your association dues, status of your account, would like a statement, etc., please contact Victory Accounting Services. Please only contact the accounting firm if you have a question about your payments.

**Victory Accounting Services:**  
**(561) 739-7990 or [christy@victoryaccounting.com](mailto:christy@victoryaccounting.com)**  
**Office address is: 1500 Gateway Blvd., Suite 220, Boynton Beach, FL 33426**

Any questions or concerns regarding the neighborhood, please do not hesitate to contact Brock Property Management. Please refer to the header of this letter for all of Brock Property Management's contact information.

Sincerely,

The Board of Directors  
**Windy Creek Homeowners Association, Inc.**

WINDY CREEK HOMEOWNERS ASSOCIATION, INC.  
2025 APPROVED BUDGET

|                                         | ADOPTED<br>2024 | PROJECTED<br>12/31/2024 | APPROVED<br>2025 |
|-----------------------------------------|-----------------|-------------------------|------------------|
| <b><u>REVENUE</u></b>                   |                 |                         |                  |
| 5000 MAINTENANCE INCOME                 | 426,817         | 426,817                 | 452,967          |
| 5300 LATE FEES                          | 0               | 700                     | 0                |
| 5400 MISCELLANEOUS INCOME               | 0               | 100                     | 0                |
| <b>TOTAL REVENUE</b>                    | <b>426,817</b>  | <b>427,617</b>          | <b>452,967</b>   |
| <b><u>EXPENSES</u></b>                  |                 |                         |                  |
| <b><u>UTILITIES</u></b>                 |                 |                         |                  |
| 6000 FPL - POOL                         | 5,100           | 6,500                   | 7,500            |
| 6003 FPL - GROUNDS                      | 11,000          | 11,506                  | 12,500           |
| 6005 WATER - POOL                       | 1,500           | 1,550                   | 2,000            |
| 6010 WATER - IRRIGATION                 | 2,500           | 2,100                   | 2,500            |
| 6020 CABLE & INTERNET                   | 146,000         | 144,000                 | 149,500          |
| <b>TOTAL UTILITIES</b>                  | <b>166,100</b>  | <b>165,656</b>          | <b>174,000</b>   |
| <b><u>MAINTENANCE &amp; REPAIRS</u></b> |                 |                         |                  |
| 6050 LAWN MAINTENANCE                   | 55,000          | 53,000                  | 52,911           |
| 6055 MULCH FRONT YARD                   | 16,340          | 17,566                  | 17,566           |
| 6060 JANITORIAL                         | 3,900           | 4,725                   | 4,800            |
| 6070 POOL MAINTENANCE                   | 6,000           | 6,029                   | 6,900            |
| 6075 POOL REPAIRS                       | 2,500           | 7,500                   | 5,000            |
| 6120 IRRIGATION REPAIR/MAINT            | 12,000          | 7,216                   | 10,000           |
| 6140 PEST CONTROL                       | 22,000          | 22,000                  | 22,000           |
| 6150 POND MAINTENANCE                   | 2,000           | 2,000                   | 2,000            |
| 6160 GENERAL REPAIR/MAINT               | 16,000          | 24,500                  | 20,000           |
| 6165 HOLIDAY LIGHTS                     | 3,000           | 3,000                   | 3,000            |
| 6170 TREE TRIMMING                      | 15,000          | 5,000                   | 15,000           |
| <b>TOTAL MAINTENANCE &amp; REPAIRS</b>  | <b>153,740</b>  | <b>152,535</b>          | <b>159,177</b>   |
| <b><u>ADMINISTRATIVE</u></b>            |                 |                         |                  |
| 6200 ACCOUNTING                         | 300             | 300                     | 2,500            |
| 6210 INSURANCE                          | 14,000          | 15,500                  | 17,825           |
| 6220 LEGAL FEES                         | 5,000           | 5,800                   | 5,000            |
| 6230 MANAGEMENT                         | 23,777          | 23,777                  | 24,965           |
| 6240 OFFICE SUPPLIES                    | 1,900           | 3,500                   | 3,500            |
| <b>TOTAL ADMINISTRATIVE EXPENSE</b>     | <b>44,977</b>   | <b>48,877</b>           | <b>53,790</b>    |
| <b>TOTAL OPERATING EXPENSES</b>         | <b>364,817</b>  | <b>367,068</b>          | <b>386,967</b>   |
| <b><u>RESERVES</u></b>                  |                 |                         |                  |
| 6550 GENERAL RESERVES                   | 62,000          | 62,000                  | 66,000           |
| <b>TOTAL RESERVES</b>                   | <b>62,000</b>   | <b>62,000</b>           | <b>66,000</b>    |
| <b>TOTAL EXPENSES</b>                   | <b>426,817</b>  | <b>429,068</b>          | <b>452,967</b>   |
| <b>MONTHLY DUES</b>                     | <b>\$320</b>    |                         | <b>\$340</b>     |