

**WATER'S EDGE I HOMEOWNER'S ASSOCIATION, INC.**

**Income and Expense Statement**

**2020 Year End**

	<u>2020 Actual</u>	<u>2020 Budget</u>	<u>Difference Fav (Unfav)</u>
<b>Income</b>			
Homeowner Dues	\$ 354,703	\$ 357,010	(2,308)
Other Income - Rental, Late & Adm. Fees	\$ 3,844	\$ 3,848	(4)
<b>Total Income</b>	<b>\$ 358,546</b>	<b>\$ 360,858</b>	<b>\$ (2,312)</b>

**General & Administrative**

Administrative	\$ 28,467	\$ 29,165	\$ 698
Legal & Professional	\$ 1,252	\$ 3,000	\$ 1,748
Insurance Premiums	\$ 31,598	\$ 31,800	\$ 202
<b>Total General &amp; Administrative</b>	<b>\$ 61,317</b>	<b>\$ 63,965</b>	<b>\$ 2,648</b>

Includes NSF Fees of \$60

**Common Expenses**

Utilities & Trash	\$ 8,950	\$ 10,040	\$ 1,090
Landscaping & Tree Trimming	\$ 52,007	\$ 56,500	\$ 4,493
Pool Maintenance	\$ 24,695	\$ 24,606	\$ (89)
Building & Ground Maintenance	\$ 34,286	\$ 30,247	\$ (4,039)
Snow Removal	\$ 3,611	\$ 13,500	\$ 9,889
<b>Total Common Expenses</b>	<b>\$ 123,549</b>	<b>\$ 134,893</b>	<b>\$ 11,344</b>

**Alteration and Improvements**

Chase Repair	\$ 34,000	\$ 34,000	\$ -
Front Decks	\$ 43,487	\$ 29,000	\$ (14,487)
Landscaping Master Plan	\$ 25,835	\$ 35,000	\$ 9,165
Gutter Guards	\$ 5,684	\$ 5,000	\$ (684)
Rec Facility Upgrade	\$ 29,034	\$ 7,000	\$ (22,034)
Misc	\$ -	\$ 3,000	\$ 3,000
Roads	\$ 10,000	\$ 10,000	\$ -
Roofs	\$ 23,870	\$ 24,000	\$ 130
Subsidence Repairs	\$ 1,769	\$ 15,000	\$ 13,231
<b>Total A&amp;I</b>	<b>\$ 173,680</b>	<b>\$ 162,000</b>	<b>\$ (11,680)</b>

13,303.20 Actual was \$20,696.80, so Accrued \$13,303.20

6,171.29 Actual was \$37,315.74, so Accrued \$6,171.29

5,684.00 Actual was \$0, so Accrued \$5,684.00

<b>Total Expenses</b>	<b>\$ 358,546</b>	<b>\$ 360,858</b>	<b>\$ 2,312</b>
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<b>Income/(Loss)</b>	<b>-</b>	<b>\$ -</b>	<b>\$ -</b>
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25,158.49 Total Accrual

General Operating Cash Balance - 12/31/2020	\$ 155,254
Savings Account - Reserve 12/31/2020	\$ 50,428
Prepaid Expenses	\$ -
<b>Total Assets</b>	<b>\$ 205,682</b>

Accrued Expenses	\$ 25,158
Prepayments	\$ 54,260
Opening Equity	\$ 126,264
Operating Income	\$ -
<b>Total Liabilities and Owner Equity</b>	<b>\$ 205,682</b>