

Water's Edge 1 HOA

	<u>2021</u>	<u>2020</u>
Assessment Income		
All Dues and Special Assess - Sq. Footage	382,711	184,378
		162,000
		9,632
Special Assess - Big House	1,000	1,000
Rental Registration	1,100	1,100
Miscellaneous Fees	2,100	2,748
Total Income	386,911	360,858
Administrative & Insurance		
Meeting Expense & Misc Admin	340	340
Admin Web	1,225	1,225
Copies/Supplies & Postage	1,300	1,800
Financial Mgmt. Fees	26,300	25,800
Legal & Professional	3,000	3,000
Insurance	31,800	31,800
Total Admin & Ins.	63,965	63,965
Repairs		
Maint	25,600	21,600
Common Gr. Maint., Powerwash & Misc.	4,760	3,047
Gutter Cleaning	5,600	5,600
Permits/Licenses	-	-
Total Repairs	35,960	30,247
Utilities & Trash/Snow Removal		
Electric Services	4,600	5,040
Trash	5,000	5,000
Snow	10,500	13,500
Total Utilities, Trash/Snow	20,100	23,540
Landscaping		
Landscaping Contract	47,500	46,500
Mature Tree Trimming and Removal	10,000	10,000
Total Landscaping	57,500	56,500
Amenities		
Pool Utilities	2,386	2,386
Rec Area Opening/Closing	1,700	1,100
Pool Contract & Cleaning	15,000	13,570
Pool Repairs & Supplies	5,550	7,550
Total Amenities	24,636	24,606
Capital Improvements		
Front Decks	43,000	29,000
Chase/Siding Repair	30,000	34,000
Gutter Guards	7,500	5,000
Landscaping Master Plan	20,000	35,000
Rec Facility Upgrade	10,000	7,000
Miscellaneous	750	3,000
Roofs	30,500	24,000
Roads	28,000	10,000
Subsidence Repairs	15,000	15,000
Total Cap Improvements	184,750	162,000
Total Expenses	386,911	360,858
TOTAL INCOME/(LOSS)	-	-