

Waterford 2025 Projected Actuals and 2026 Budget

2025	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Income</b>													
Association Fees	\$ 26,000.00	\$ 7,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,000.00
<b>Expense</b>													
Grounds (lawn maintenance contract)	\$ 814.58	\$ 805.00	\$ -	\$ 1,610.00	\$ 805.00	\$ 805.00	\$ 805.00	\$ 1,861.00	\$ 1,285.00	\$ 1,105.00	\$ 2,633.22	\$ 1,696.25	\$ 14,225.05
General Maintenance	\$ 758.92	\$ 45.73	\$ 300.00	\$ 241.44	\$ 45.72	\$ 45.72	\$ 195.72	\$ 204.24	\$ 72.98	\$ 133.22	\$ 2,073.32	\$ 86.67	\$ 4,203.68
Irrigation Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ 23.43	\$ 40.28	\$ 40.62	\$ 40.62	\$ 40.62	\$ 20.98	\$ 64.05	\$ 41.99	\$ 53.70	\$ 46.48	\$ 45.40	\$ 48.04	\$ 506.21
Power	\$ 106.92	\$ 80.11	\$ 78.57	\$ 79.74	\$ 77.85	\$ 79.62	\$ 82.78	\$ 83.84	\$ 86.78	\$ 84.01	\$ 88.43	\$ 82.76	\$ 1,011.41
Office Supplies	\$ -	\$ 46.00	\$ 113.05	\$ 68.10	\$ 6.90	\$ -	\$ 13.80	\$ 8.55	\$ 54.30	\$ -	\$ -	\$ -	\$ 310.70
Gas	\$ 67.04	\$ 70.37	\$ 63.47	\$ 65.20	\$ 70.37	\$ 65.20	\$ 130.40	\$ 10.34	\$ 60.01	\$ 61.74	\$ 68.80	\$ 60.17	\$ 793.11
Tree Removal Project	\$ 11,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,900.00
Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,854.00	\$ -	\$ (617.00)	\$ -	\$ -	\$ -	\$ -	\$ 1,237.00
Management Fees	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 7,200.00
Legal & Accounting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525.00
Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 14,270.89</b>	<b>\$ 1,687.49</b>	<b>\$ 1,195.71</b>	<b>\$ 2,705.10</b>	<b>\$ 1,646.46</b>	<b>\$ 3,995.52</b>	<b>\$ 1,891.75</b>	<b>\$ 2,192.96</b>	<b>\$ 2,212.77</b>	<b>\$ 2,030.45</b>	<b>\$ 5,509.17</b>	<b>\$ 2,573.89</b>	<b>\$ 41,912.16</b>
	<b>Budgeted</b>	<b>Actual</b>	<b>Budgeted</b>										
	<b>2025</b>	<b>2025</b>	<b>2026</b>										
<b>Income</b>													
						Balance	as of 12/31/2025		2025				
<b>Expense</b>													
						\$10,861.47	Total Cash		Proposed tree project expenses				
Grounds Maintenance (contracts)	\$ 9,660.00	\$ 14,225.05	\$ 14,364.92										
General maintenance	\$ 4,500.00	\$ 4,203.68	\$ 2,500.00						tree replacement, stump removal, irrigation	\$ 38,771.85	(Warrior Irrigation bid)		
Irrigation Repair & Maintenance	\$ 2,000.00	\$ -	\$ 600.00						fence removal and replacement	\$ 4,950.00	*if fence breaks \$990 per section	to replace	
Water	\$ 550.00	\$ 506.21	\$ 550.00										
Power	\$ 950.00	\$ 1,011.41	\$ 1,100.00										
Office Supplies	\$ 250.00	\$ 310.70	\$ 350.00										
Gas	\$ 800.00	\$ 793.11	\$ 825.00			\$1,000.00	(rounded to the nearest \$0.50)						
Tree Removal Project	\$ -	\$ 11,900.00	\$ -										
Fence	\$ 5,000.00	\$ -	\$ -						Tree project expenses	\$ 11,900.00			
Insurance	\$ 3,000.00	\$ 1,237.00	\$ 1,854.00										
Management Fees	\$ 7,200.00	\$ 7,200.00	\$ 7,200.00										
Legal & Accounting	\$ 500.00	\$ 525.00	\$ 525.00						Tree project expenses	\$ 32,150.00			
Reserve	\$ 3,600.00	\$ -	\$ 9,150.00										
<b>Total</b>	<b>\$ 38,010.00</b>	<b>\$ 41,912.16</b>	<b>\$ 39,018.92</b>	/38 lots	<b>\$ 1,026.81</b>								
									2024	assessment	\$ 19,000.00		