

Watersong Community Association

2022 Financial Report

INCOME	2022	2021	2022 Budget	Variance	%
HOA Association Dues					
HOA Dues	43,897	36,401	46,776	(2,880)	-6%
Villa Dues	61,676	54,615	68,560	(6,885)	-10%
Other Income	2,958	3,225	3,956	(998)	-25%
Payment for Trees	17,385	-	-	17,385	0%
Total Income	125,915	94,241	119,292	(10,762)	-9%

EXPENSES

HOA Maintenance					
Mowing	3,900	3,145	5,180	(1,280)	-25%
Mulching & Edging	2,200	-	2,200	-	0%
Fertilization	911	1,177	1,177	(266)	-23%
Pond Maintenance	8,109	8,043	7,600	509	7%
Seasonal Clean Up	390	-	390	-	0%
Snow Removal	1,380	3,772	6,200	(4,820)	-78%
Street Lights	6,367	2,331	1,700	4,667	275%
Trash	16,126	14,052	14,340	1,786	12%
Tree Maintenance	2,900	155	500	2,400	480%
Trimming and Pruning	155	125	260	(105)	-40%
Weed Control	125	-	-	125	0%
Other Ground Maintenance	7,099	502	3,400	3,699	109%
Property Tax	80	503	-	80	0%
Utilities	1,684	-	-	1,684	0%
Total	51,426	33,806	42,947	8,479	20%

Villa Maintenance					
Mowing	18,700	17,493	27,440	(8,740)	-32%
Mulching & Edging	12,350	2,520	15,400	(3,050)	-20%
Fertilization	7,972	9,084	8,000	(28)	0%
Seasonal Clean Up	3,990	2,520	4,200	(210)	-5%
Snow Removal	6,300	6,450	7,200	(900)	-13%
Trimming and Pruning	9,500	5,250	10,000	(500)	-5%
Weed Control	2,280	-	-	2,280	0%
Window Washing	2,688	2,858	2,000	688	34%
Other Ground Maintenance	1,700	-	-	1,700	0%
Total	65,480	46,175	74,240	(8,760)	-12%

General and Administrative					
Association Management	7,600	-	8,100	(500)	-6%
Legal	2,000	125	500	1,500	300%
Insurance	1,285	1,266	1,263	22	2%
Misc.	51	1,068	500	(449)	-90%

Office Expenses	464	278	230	234	102%
Tax	265	22	22	243	1106%
Total	11,666	2,759	10,615	1,051	10%
Total Expenses	128,572	82,741	127,802	770	1%
Net Income	(2,657)	11,500	(8,510)	5,853	-69%

Balance Sheet

Checking Account	71,196
Reserve Account	-
Accounts Receivable	3,919
Prepaid Dues	(10,224)
Total Equity	64,891

Common Area Fund Rollforward

2022 Beginning Balance	27,223
Revenue	64,240
Expenses	(51,426)
Allocated G&A Expenses	(5,833)
2022 Ending Balance	34,204

Villa Fund Rollforward

2022 Beginning Balance	36,406
Revenue	61,676
Expensees	(65,480)
Allocated G&A Expenses	(5,833)
2022 Ending Balance	26,769