

Watersong Community Association

2023 August YTD Financial Report

INCOME	2023 YTD	2022 YTD	2023 Budget	Variance	%
HOA Association Dues					
HOA Dues	50,197	38,029	51,084	(888)	-2%
Villa Dues	53,656	47,243	75,200	(21,544)	-29%
Other Income	1,560	2,520	4,000	(2,440)	-61%
Total Income	105,412	87,791	130,284	(24,872)	-19%
EXPENSES					
HOA Maintenance					
Landscaping	10,513	-	-	10,513	0%
Mowing	-	3,527	8,400	(8,400)	-100%
Mulching & Edging	-	-	4,770	(4,770)	-100%
Fertilization	-	471	2,782	(2,782)	-100%
Pond Maintenance	9,631	7,418	8,360	1,271	15%
Seasonal Clean Up	-	(2,185)	-	-	0%
Snow Removal	3,800	1,380	2,500	1,300	52%
Street Lights	-	5,960	1,000	(1,000)	-100%
Trash	10,922	10,677	16,200	(5,278)	-33%
Tree Maintenance	-	-	500	(500)	-100%
Trimming and Pruning	1,421	-	-	1,421	0%
Weed Control	-	125	1,000	(1,000)	-100%
Other Ground Maintenance	2,291	975	2,000	291	15%
Property Tax	-	-	-	-	0%
Utilities	1,276	1,079	1,500	(224)	-15%
Total	39,855	29,426	49,012	(9,158)	-19%
Villa Maintenance					
Landscaping	32,598	-	-	32,598	0%
Mowing	-	5,586	33,600	(33,600)	-100%
Mulching & Edging	17,670	12,350	20,000	(2,330)	-12%
Fertilization	-	3,659	7,000	(7,000)	-100%
Seasonal Clean Up	-	3,990	2,400	(2,400)	-100%
Snow Removal	6,336	6,300	8,000	(1,664)	-21%
Trimming and Pruning	-	-	1,600	(1,600)	-100%
Villa Repairs	1,294	-	-	1,294	0%
Weed Control	-	2,280	3,000	(3,000)	-100%
Window Washing	-	1,294	2,000	(2,000)	-100%
Other Ground Maintenance	-	765	2,000	(2,000)	-100%
Total	57,897	36,224	79,600	(21,703)	-27%
General and Administrative					
Association Management	5,635	5,700	7,600	(1,965)	-26%
Legal	-	2,000	500	(500)	-100%
Insurance	-	51	1,300	(1,300)	-100%
Misc.	54	-	500	(447)	-89%
Office Expenses	246	337	500	(254)	-51%
Tax	300	250	250	50	20%
Total	6,235	8,338	10,650	(2,313)	-41%
Total Expenses	103,986	73,988	139,262	(33,173)	-25%
Net Income	1,426	13,803	(8,978)	10,404	-116%

Balance Sheet	
Checking Account	64,703
Reserve Account	5,000
Accounts Receivable	2,036
Prepaid Dues	(2,154)
Total Equity	69,586

<u>HOA vs Villa Funds</u>	<u>HOA</u>	<u>Villas</u>
2023 Beginning Balance	34,204	26,769