

# Water's Edge Homeowners Association, Inc.

## 2026 ANNUAL BUDGET - Approved

47 units: Dues at \$225/month Effective Jan. 1, 2026				
	2024	2025	2025	2026
	Actual	YTD	Budget	Proposed
<b>INCOME</b>				
Income from Dues	\$76,900.00	\$64,614.00	\$110,544.00	\$126,900.00
Interest & Reimbursement Income	\$851.04	\$20.49	\$675.00	\$25.00
Capital Assessment Fee for New Buyers at Closing			\$500.00	
Violations/Fees/Fines/Misc. Income	-\$25.00	\$249.94		
<b>Total Income</b>	<b>\$77,726.04</b>	<b>\$64,884.43</b>	<b>\$111,719.00</b>	<b>\$126,925.00</b>
<b>EXPENSES</b>				
Building Repairs & Maintenance/Grounds/Roofs/Gutters/Siding	\$6,324.13	\$1,639.78	\$6,000.00	\$9,000.00
Landscape Maintenance Contract	\$19,050.00	\$10,434.39	\$21,510.00	\$23,148.00
Landscape Non-Contract/Trees/Shrubs	\$2,480.00	\$4,774.21	\$2,250.00	\$5,000.00
Landscaping/Irrigation Repairs & Maintenance	\$7,209.10	\$715.00	\$3,250.00	\$5,500.00
Pest Control/Pet Waste	\$4,704.63	\$4,020.90	\$6,200.00	\$6,200.00
Snow Removal	\$1,292.50		\$1,000.00	\$1,000.00
Irrigation Water	\$639.03	\$457.37	\$650.00	\$665.00
HOA Management	\$5,600.04	\$2,800.02	\$5,600.00	\$6,000.00
Insurance	\$20,953.04	\$14,668.15	\$24,410.00	\$25,994.00
Electricity	\$765.98	\$316.80	\$600.00	\$766.00
Trash Service	\$11,293.59	\$8,641.53	\$8,500.00	\$12,500.00
Office & Meeting Expense	\$390.96	\$170.35	\$200.00	\$450.00
Legal/Annual Registrations & Professional Services	\$103.00	\$25.00	\$39.00	\$53.00
Federal & State Taxes	\$168.00	\$252.00	\$20.00	\$200.00
Bank Fees	\$32.14		\$35.00	\$35.00
Tax Preparation/Accounting	\$250.00	\$292.00	\$250.00	\$250.00
Reserves			\$30,000.00	\$30,000.00
<b>Total Expenses</b>	<b>\$81,256.14</b>	<b>\$49,207.50</b>	<b>\$110,514.00</b>	<b>\$126,761.00</b>
<b>NET INCOME</b>	<b>-\$3,530.10</b>	<b>\$15,676.93</b>	<b>\$1,205.00</b>	<b>\$164.00</b>

**Account Balances YTD:**

Operating Account: \$23,102.23

Reserve Savings Account: \$29,753.50

**Total Account/s Balances: \$52,855.73**