

Water's Edge Homeowners Association, Inc.

2027 ANNUAL BUDGET - Approved

47 units: Dues at \$235/Month, Due Jan. 1, 2027

	2025	2026	2026	2027
	Actual	YTD	Budget	Proposed

INCOME

Income from Dues	\$110,674.00	\$73,599.00	\$126,900.00	\$132,540.00
Interest & Reimbursement Income	\$188.69	\$12.66	\$25.00	\$15.00
Capital Assessment Fee for New Buyers at Closing				\$500.00
Violations/Fees/Fines/Misc. Income	\$100.00			
Total Income	\$110,962.69	\$73,611.66	\$126,925.00	\$133,055.00

EXPENSES

Building Repairs & Maintenance/Grounds/Roofs/Gutters/Siding	\$3,082.98	\$2,658.10	\$9,000.00	\$16,000.00
Landscape Maintenance Contract	\$23,208.00	\$10,515.48	\$23,148.00	\$23,448.00
Landscape Non-Contract/Trees/Shrubs	\$8,508.57	\$3,738.93	\$5,000.00	\$5,000.00
Landscaping/Irrigation Repairs & Maintenance	\$1,265.00		\$5,500.00	\$5,000.00
Pest Control/Pet Waste	\$8,769.56	\$5,954.93	\$6,200.00	\$6,200.00
Snow Removal		\$195.00	\$1,000.00	\$1,000.00
Irrigation Water	\$457.37	\$503.11	\$665.00	\$665.00
HOA Management	\$5,766.69	\$3,500.00	\$6,000.00	\$6,800.00
Insurance	\$25,597.96	\$22,659.95	\$25,994.00	\$27,080.00
Electricity	\$554.36	\$356.93	\$766.00	\$600.00
Trash Service	\$15,290.25	\$11,465.01	\$12,500.00	\$12,500.00
Office & Meeting Expense	\$434.66	\$192.93	\$450.00	\$450.00
Legal/Annual Registrations & Professional Services	\$25.00	\$44.00	\$53.00	\$53.00
Federal & State Taxes	\$252.00		\$200.00	\$200.00
Bank Fees			\$35.00	\$35.00
Tax Preparation/Accounting	\$292.00	\$300.00	\$250.00	\$300.00
Reserves	\$10,000.00	\$17,500.00	\$30,000.00	\$27,000.00
Total Expenses	\$103,504.40	\$79,584.37	\$126,761.00	\$132,331.00

NET INCOME

	\$7,458.29	-\$5,972.71	\$164.00	\$724.00
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Account Balances YTD 7/30/26:

Operating Account:	\$12,563.95
Reserve Savings Account:	\$57,262.05
Total Account/s Balances:	\$69,826.00