

WATERFORD GREEN HOMEOWNERS ASSOCIATION
2025 STATEMENT OF ACTIVITY THROUGH OCT 1, 2025
PROPOSED BUDGET FOR YEAR ENDING DECEMBER 31, 2026

	YTD 2025	Proposed Budget 2026	Notes
REVENUE			
<u>Dues assessed:</u>			
Non-Lake Homeowners Dues Rec	\$ 22,050	\$ 21,945	\$175 x 132 lots, 95% Assumption
Lake Owners - Regular HOA Dues Portion	\$ 14,650	\$ 14,298	\$175 x 86 lots, 95% Assumption
Lake Owners - Lake HOA Dues Portion	\$ 14,650	\$ 18,383	\$225 x 86 lots, 95% Assumption
Outstanding Dues Rec.Non-Lake HOA + Late Fees	\$ 1,200	\$ 1,000	
Outstanding Dues Rec. Lake HOA + Late Fees	\$ 5,550	\$ 1,000	
Total assessed (reflects collections)	\$ 58,100	\$ 56,625	
Disbursements to Lake	\$ 21,000	\$ 20,000	
Net Homeowners Dues Collected	\$ 37,100	\$ 36,625	
OPERATING EXPENSES			
Insurance	\$ 1,742	\$ 1,800	
Office expense + PO Box	\$ 393	\$ 600	
Website	\$ 240	\$ 250	
Security		\$ -	
Social Committee		\$ -	
Property taxes	\$ 171	\$ 200	
Utilities	\$ 6,096	\$ 8,227	
Common area maintenance (Lawn, sprinkler repair, sidewalk snow removal)	\$ 16,551	\$ 25,000	
Sidewalk Repair	\$ -	\$ -	
Miscellaneous	\$ -	\$ -	
Security			
Provision for Lawncare Remainder (2 pmts. x \$1,853.85) & Utilities (~\$2,032)	\$ 5,740		
Total Expenditures	\$ 30,933	\$ 36,077	
Net surplus/(deficit)	\$ 6,167	\$ 548	
ACCOUNT DETAIL			
Checking	\$ 18,785		
Savings	\$ 501		
TOTAL	\$ 19,286		
Provision for Lawncare Remainder (2 pmts. x \$1,853.85) & Utilities (~\$2,032)	\$ (5,740)		
Reconciled Appx. Bank Balance (y/e 2025)	\$ 13,546		

<u>Dues outstanding:</u>		
Regular	875.00	5 lots
Lake	2,350.00	4 lots
Total	3,225.00	