

Waterford Subdivision HOA, Inc.
2025 Operating Budget

	2025 Budget	2024 Actual	2024 Budget	
INCOME	@\$200.00	@\$200.00	@\$200.00	
Assessments - 46 lots	9,200.00	9,200.00	9,200.00	
Bank Interest	24.00	22.50	5.00	
Miscellaneous Income	0.00	0.00	0.00	
Total Income	9,224.00	9,222.50	9,205.00	
				(Under)/ Under
EXPENSES				
Office/Mailing supplies	150.00	40.80	150.00	(109.20)
RLI Insurance (bond)	165.00	165.00	165.00	0.00
HOA Express - online HOA website	350.00	324.00	0.50	323.50
Tanner Frye - mowing	3,500.00	3,318.75	3,318.75	0.00
Marine Biologist - pond treatment	800.00	0.00	800.00	(800.00)
Electricity for aeration system	825.00	0.00	0.00	0.00
Miscellaneous pond expenses*	6,000.00	5,889.00	0.00	5,889.00
Property taxes	40.00	37.26	40.00	(2.74)
West Bend Mutual - liability insurance	500.00	463.00	500.00	(37.00)
IL Secretary of State - Annual Corp. filing	10.00	0.00	10.00	(10.00)
Legal fees	500.00	0.00	500.00	(500.00)
Maintenance/upkeep of shared areas**	2,545.00	1,045.00	300.00	745.00
Miscellaneous	50.00	0.00	50.00	(50.00)
Total Expenses	15,435.00	11,282.81	5,834.25	5,448.56
Reserves for future expenses	(6,211.00)	(2,060.31)	3,370.75	

* Includes 1/2 of Aeration system (\$5,889.00)

** Includes 1/2 of aeration system electric work (\$1,040.00) and boring (\$1,200.00)