

Waterford Homeowners' Association Inc.

Balance Sheet

As of May 9, 2024

	May 9, 24
ASSETS	
Current Assets	
Checking/Savings	
MACU CHECKING ACCOUNT	218.16
MACU SAVINGS ACCOUNTS	
Money Market Savings S07	41,401.40
CD #25 6 mos 5.37% Mat 07/26	10,141.96
CD #26 6 Mos 5.37% Mat 07/26	10,141.96
CD #27 6 mos 5.37% Mat 07/26	10,141.96
Total MACU SAVINGS ACCOUNTS	71,827.28
Total Checking/Savings	72,045.44
Total Current Assets	72,045.44
TOTAL ASSETS	72,045.44
LIABILITIES & EQUITY	
Equity	
Retained Earnings	58,512.16
Net Income	13,533.28
Total Equity	72,045.44
TOTAL LIABILITIES & EQUITY	72,045.44

Waterford Homeowners' Association Inc.
Profit & Loss

October 2023 through September 2024

	Oct '23 - Sep 24
Ordinary Income/Expense	
Income	
Income	
Annual Homeowners' Dues	34,452.00
Non Dues Income	
Transfer Fees	200.00
Finance Charge/Past Due Accts	3.00
Interest Income/ Savings Acct	1,331.35
Total Non Dues Income	1,534.35
Total Income	35,986.35
Total Income	35,986.35
Gross Profit	35,986.35
Expense	
Membership Expenses	
Holiday Decorations	3,610.00
Total Membership Expenses	3,610.00
Landscaping and Groundskeeping	
Lawn Care	6,150.00
Fuel Surcharge	5.00
Tree & Shrub Care	480.00
Sprinkler Maintenance & Repairs	1,341.19
Snow Removal	2,134.90
Total Landscaping and Groundskeeping	10,111.09
Monthly Banking Costs	
Venmo Fees	235.61
Credit Card Processing Fees	101.22
ACH Check Processing Fees	6.00
Total Monthly Banking Costs	342.83
Supplies & Services	
Internet/Website	273.93
Meeting Expense	66.22
Office Supplies	27.01
Total Supplies & Services	367.16
Postage and Delivery	
Stamps	198.00
Total Postage and Delivery	198.00
Professional Fees	
Accounting & Audit Fees	800.00
Insurance & Bonding Costs	1,241.00
Taxes - State of Idaho	110.65
Taxes - Federal	555.76
Total Professional Fees	2,707.41
Uncategorized Expenses	
Utilities	
0340 Napa Drive	182.00
3330 Burgundy Drive	302.12
3561 South 5th West	187.46
3900 Tuscany Drive	230.64
3811 South 5th West (Pump)	56.76
Total Utilities	958.98
Total Expense	19,028.07
Net Ordinary Income	16,958.28
Other Income/Expense	
Other Expense	
CAPITAL EXPENDITURES	3,425.00
Total Other Expense	3,425.00
Net Other Income	-3,425.00
Net Income	13,533.28

7:07 PM
05/06/24

Waterford Homeowners' Association Inc.
Checks Written - Submitted for Board Approval
February 20 through May 9, 2024

Date	Num	Name	Memo	Amount
Feb 20 - May 9, 24				
02/20/2024	AUTO PAY	Rocky Mountain Power	None due	0.00
02/28/2024	AUTO PAY	City of Idaho Falls Utility	3900 Tuscany	-30.16
02/28/2024	AUTO PAY	City of Idaho Falls Utility	3561 S 5TH W	-32.13
02/28/2024	AUTO PAY	City of Idaho Falls Utility	340 Napa Dr	-26.00
02/28/2024	AUTO PAY	City of Idaho Falls Utility	3330 Burgundy	-43.16
03/20/2024	AUTO PAY	Rocky Mountain Power	no charges this month	0.00
03/27/2024	AUTO PAY	City of Idaho Falls Utility	3900 Tuscany Drive	-27.55
03/27/2024	AUTO PAY	City of Idaho Falls Utility	3330 Burgundy Drive	-43.16
03/27/2024	AUTO PAY	City of Idaho Falls Utility	340 Napa Drive	-26.00
03/27/2024	AUTO PAY	City of Idaho Falls Utility	3900 Tuscany Drive	-29.57
03/27/2024	2220	Internal Reveue Service	82-0516470 2023 Federal Taxes	-555.76
03/27/2024	2221	Idaho State Tax Commissi...	82-0516470 2023 Taxes	-110.65
03/31/2024	BILL PAY	T and T Lawn Services	Spring Clean Up	0.00
04/02/2024	BILL PAY	T and T Lawn Services	INVOICE 110457	-1,225.00
04/18/2024	AUTO PAY	Rocky Mountain Power	3811 S 5th West NONE DUE	0.00
04/25/2024	AUTO PAY	City of Idaho Falls Utility	3900 Tuscany Drive	-27.43
04/25/2024	AUTO PAY	City of Idaho Falls Utility	3561 S 5th W	-29.40
04/25/2024	AUTO PAY	City of Idaho Falls Utility	3330 Burgundy	-43.16
04/25/2024	AUTO PAY	City of Idaho Falls Utility	340 Napa	-26.00
05/06/2024	BILL PAY	T and T Lawn Services	Invoice 121165	-2,050.00
05/06/2024	BILL PAY	T and T Lawn Services	Invoice 120001	-983.48
Feb 20 - May 9, 24				

For calendar year 2023 or tax year beginning

, 2023, and ending

, 20

TYPE OR PRINT	Name Waterford Homeowners' Association Inc. Number, street, and room or suite no. If a P.O. box, see instructions. P.O. Box 2331 City or town, state or province, country, and ZIP or foreign postal code Idaho Falls, ID 83403	Employer identification number 82-0516470 Date association formed
	10/31/1999	

Check if:	(1) <input type="checkbox"/> Final return	(2) <input type="checkbox"/> Name change	(3) <input type="checkbox"/> Address change	(4) <input type="checkbox"/> Amended return
A	Check type of homeowners association: <input type="checkbox"/> Condominium management association <input checked="" type="checkbox"/> Residential real estate association <input type="checkbox"/> Timeshare association			
B	Total exempt function income. Must meet 60% gross income test. See instructions			
C	Total expenditures made for purposes described in 90% expenditure test. See instructions			
D	Association's total expenditures for the tax year. See instructions			
E	Tax-exempt interest received or accrued during the tax year			

Gross Income (excluding exempt function income)

1	Dividends	1	
2	Taxable interest	2	1852.54
3	Gross rents	3	
4	Gross royalties	4	
5	Capital gain net income (attach Schedule D (Form 1120))	5	
6	Net gain or (loss) from Form 4797, Part II, line 17 (attach Form 4797)	6	
7	Other income (excluding exempt function income) (attach statement)	7	
8	Gross income (excluding exempt function income). Add lines 1 through 7	8	

Deductions (directly connected to the production of gross income, excluding exempt function income)

9	Salaries and wages	9	
10	Repairs and maintenance	10	
11	Rents	11	
12	Taxes and licenses	12	
13	Interest	13	
14	Depreciation (attach Form 4562)	14	
15	Other deductions (attach statement)	15	
16	Total deductions. Add lines 9 through 15	16	0
17	Taxable income before specific deduction of \$100. Subtract line 16 from line 8	17	1852.54
18	Specific deduction of \$100	18	\$100

Tax and Payments

19	Taxable income. Subtract line 18 from line 17	19	1752.54
20	Enter 30% (0.30) of line 19. (Timeshare associations, enter 32% (0.32) of line 19)	20	555.76
21	Tax credits (see instructions)	21	0
22	Total tax. Subtract line 21 from line 20. See instructions for recapture of certain credits	22	555.76
23a	Preceding year's overpayment credited to the current year	23a	0
b	Current year's estimated tax payments	23b	0
c	Tax deposited with Form 7004	23c	0
d	Credit for tax paid on undistributed capital gains (attach Form 2439)	23d	0
e	Credit for federal tax paid on fuels (attach Form 4136)	23e	0
f	Elective payment election amount from Form 3800	23f	0
g	Total payments and credits. Combine lines 23a through 23f	23g	0
24	Amount owed. Subtract line 23g from line 22. See instructions	24	555.76
25	Overpayment. Subtract line 22 from line 23g	25	
26	Enter amount of line 25 you want: Credited to 2024 estimated tax	Refunded	555.76

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

May the IRS discuss this return with the preparer shown below?
See instructions. Yes No

**Sign
Here**

Dusan Dewey **4-18-24** **Treasurer**
Signature of officer

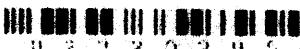
Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> If self-employed	PTIN
	Firm's name			Firm's EIN	
	Firm's address			Phone no.	

32. Net business income subject to apportionment. Enter the amount from line 31	32	1752.54
33. Corporations with all activity in Idaho enter 100%. Multistate/multinational corporations complete and include Form 42; enter the apportionment factor from Form 42, Part I, line 21	33	100%
34. Net business income apportioned to Idaho. Multiply line 32 by the percent on line 33	34	1752.54
35. Income allocated to Idaho. See instructions	35	1752.54
36. Idaho net operating loss carryover • carryback • Enter total	36	
37. Idaho taxable income. Add lines 34 and 35, then subtract line 36	37	1752.54
38. Idaho income tax. Multiply line 37 by 5.8%. Minimum \$20 for each corporation. See instructions. •	38	101.65
Credits		
39. Credit for contributions to Idaho educational entities	39	
40. Credit for contributions to Idaho youth and rehabilitation facilities	40	
41. Total business income tax credits from Form 44, Part I, line 10. Include Form 44	41	
42. Total credits. Add lines 39 through 41	42	
43. Subtract line 42 from line 38. If line 42 is greater than line 38, enter zero	43	101.65
Other Taxes		
44. Permanent building fund tax. Enter \$10. Combined reports include \$10 for each corporation operating or authorized to do business in Idaho	44	10.00
45. Total tax from recapture of income tax credits from Form 44, Part II, line 6. Include Form 44	45	
46. Fuels tax due. Include Form 75	46	
47. Sales/use tax due on untaxed purchases (online, mail order, and other)	47	
48. Tax from recapture of qualified investment exemption (QIE). Include Form 49ER	48	
49. Total tax. Add lines 43 through 48	49	110.65
50. Underpayment interest. Include Form 41ESR	50	
51. Donation to Opportunity Scholarship Program	51	
52. Add lines 49 through 51	52	110.65
Payments and Other Credits		
53. Estimated tax payments. If made under other EINs, provide EINs, amounts, and rollforwards	53	
54. Tax paid by ABE on the corporation's behalf	54	
55. Special fuels tax refund • Gasoline tax refund • Include Form 75	55	
56. Tax reimbursement incentive credit • Claim of Right credit • Include certificate	56	
57. Total payments and other credits. Add lines 53 through 56	57	0
Refund or Payment Due		
58. Tax due. If line 52 is more than line 57, subtract line 57 from line 52	58	110.65
59. Penalty • Interest from the due date • Enter total	59	
60. Nonrefundable credit from a prior year return. See Form 44 instructions	60	
61. Total Due. Add lines 58 and 59, then subtract line 60	61	110.65
62. Overpayment. If line 52 is less than line 57, subtract line 52 from line 57	62	
63. Refund • Apply to 2024	63	See instructions.
Amended Return Only. Complete this section to determine your tax due or refund.		
64. Total due (line 61) or overpayment (line 62) on this return	64	
65. Refund from original return plus additional refunds	65	
66. Tax paid with original return plus additional tax paid	66	
67. Amended tax due or refund. Add lines 64 and 65, then subtract line 66	67	

Within 180 days of receiving this return, the Idaho State Tax Commission may discuss this return with the paid preparer identified below.
 Under penalties of perjury, I declare that to the best of my knowledge and belief this return is true, correct, and complete. See instructions.

Sign Here	Signature of officer - <i>Disan Dewey</i>	Date 4/18/24
	Title Treasurer	Phone number 208-251-1424

Paid preparer's signature	Preparer's EIN, SSN, or PTIN
Address	Phone number



Watertford Homeowners' Association Inc
Profit & Loss
January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Annual Homeowners' Dues	36,234.00
Non Dues Income	
Transfer Fees	500.00
Finance Charge/Past Due Accts	0.00
Interest Income/ Savings Acct	1,852.54
Total Non Dues Income	2,352.54
Total Income	38,586.54
Total Income	38,586.54
Gross Profit	38,586.54
Expense	
Membership Expenses	
Events & Promotions	419.33
Holiday Decorations	3,900.02
Total Membership Expenses	4,319.35
Landscaping and Groundskeeping	
Lawn Care	14,290.00
Herbicide, Roundup & Fertilizer	0.00
Fuel Surcharge	21.00
Landfill Fee	10.00
Tree & Shrub Care	450.00
Sprinkler Maintenance & Repairs	785.97
Snow Removal	4,016.00
Total Landscaping and Groundskeeping	19,582.97
Monthly Banking Costs	
Bank Charges	1.00
Vermo Fees	223.98
Credit Card Processing Fees	124.95
ACH Check Processing Fees	6.00
Total Monthly Banking Costs	355.94
Supplies & Services	
Internet/Website	273.93
Meeting Expense	125.75
Office Supplies	705.28
Total Supplies & Services	1,104.96
Postage and Delivery	
Postal Box Rent	176.00
Stamps	658.00
Total Postage and Delivery	834.00
Professional Fees	
Accounting & Audit Fees	1,000.00
Insurance & Bonding Costs	1,239.00
Legal Fees	454.20
Taxes - State of Idaho	30.00
Total Professional Fees	2,722.20
Utilities	
0340 Napa Drive	312.00
3330 Burgundy Drive	500.14
3561 South 5th West	369.47
3900 Tuscany Drive	332.55
3811 South 5th West (Pump)	400.24
Total Utilities	1,604.40
Total Expense	30,883.82
Net Ordinary Income	7,702.72
Other Income/Expense	
Other Expense	
CAPITAL EXPENDITURES	
Total Other Expense	8,525.00
Net Other Income	-8,525.00
Net Income	-822.28

38,586.54
-1,852.54
36,734.00

30,883.82
8,525.00
39,408.82

1,852.54
x 30% = 555.76

WATERFORD HOMEOWNERS' ASSOCIATION
P.O. BOX 2331
IDAHO FALLS, ID 83403

Mountian America Credit Union
31-7985/3240

PAY TO THE
ORDER OF Internal Revenue Service

\$ **555.76

Five Hundred Fifty and 76/100*****

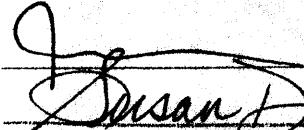
DOLLARS

Two Signatures Required

Department of the Treasury
Internal Revenue Service Center
Ogden, UT 84201-0012

2023 Federal Taxes

2220# 1324079555#501013165224#


Susan J.

AUTHORIZED SIGNATURE

* Details on Back.

2221

WATERFORD HOMEOWNERS' ASSOCIATION
P.O. BOX 2331
IDAHO FALLS, ID 83403

Mountain America Credit Union
31-79885240

3/27/2024

PAY TO THE
ORDER OF Idaho State Tax Commission

\$ **110.65

One Hundred Ten and 65/100*****

Two Signatures Required

DOLLA

Idaho State Tax Commission

MEMO

82-0516470 2023 Taxes

002221 03240795550501013165224**

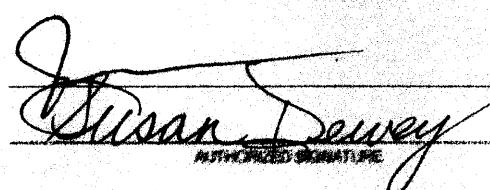

Susan Dewey
AUTHORIZED SIGNATURE

Photo Safe Deposit

Details on Back