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05/18/23

Waterford Homeowners' Association Inc.

Balance Sheet

As of May 31, 2023

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
MACU CHECKING ACCOUNT	240.62
MACU SAVINGS ACCOUNTS	
Money Market Savings S07	40,265.53
CD S23 1Y 4.17% (4.25 APY)	6,066.78
CD S22 1Y 4.17% (4.25 APY)	6,066.78
CD S21 1Y 4.17% (4.25 APY)	6,066.78
CD S20 1Y 4.17% (4.25 APY)	6,066.78
CD S24 6m 2.96% (3.00 APY)	6,047.35
Total MACU SAVINGS ACCOUNTS	70,580.00
Total Checking/Savings	70,820.62
Total Current Assets	70,820.62
TOTAL ASSETS	70,820.62
LIABILITIES & EQUITY	
Equity	
Retained Earnings	56,806.95
Net Income	14,013.67
Total Equity	70,820.62
TOTAL LIABILITIES & EQUITY	70,820.62

Waterford Homeowners' Association Inc.
Profit & Loss

October 2022 through September 2023

	Oct '22 - Sep 23
Ordinary Income/Expense	
Income	
Income	
Annual Homeowners' Dues	35,046.00
Non Dues Income	
Transfer Fees	200.00
Finance Charge/Past Due Accts	0.00
Interest Income/ Savings Acct	530.95
Total Non Dues Income	730.95
Total Income	35,776.95
Total Income	35,776.95
Gross Profit	35,776.95
Expense	
Membership Expenses	
Events & Promotions	403.27
Holiday Decorations	2,500.00
Board Gifts	106.95
Total Membership Expenses	3,010.22
Landscaping and Groundskeeping	
Lawn Care	3,476.00
Sprinkler Maintenance & Repairs	804.72
Snow Removal	6,406.00
Landscaping and Groundskeeping - Other	-306.03
Total Landscaping and Groundskeeping	10,380.69
Monthly Banking Costs	
Bank Charges	1.00
Venmo Fees	38.60
Credit Card Processing Fees	193.03
ACH Check Processing Fees	6.00
Total Monthly Banking Costs	238.63
Supplies & Services	
Meeting Expense	57.77
Office Supplies	473.77
Total Supplies & Services	531.54
Postage and Delivery	
Postal Box Rent	176.00
Stamps	100.00
Total Postage and Delivery	276.00
Professional Fees	
Accounting & Audit Fees	500.00
Insurance & Bonding Costs	1,238.00
Legal Fees	1,172.95
Taxes - State of Idaho	30.00
Total Professional Fees	2,940.95
Uncategorized Expenses	0.00
Utilities	
0340 Napa Drive	208.00
3330 Burgundy Drive	329.48
3561 South 5th West	242.14
3900 Tuscany Drive	221.70
3811 South 5th West (Pump)	83.93
Total Utilities	1,085.25
Total Expense	18,463.28
Net Ordinary Income	17,313.67
Other Income/Expense	
Other Expense	
CAPITAL EXPENDITURES	3,300.00
Total Other Expense	3,300.00
Net Other Income	-3,300.00
Net Income	14,013.67

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Waterford Homeowners' Association Inc.
Checks Written - Submitted for Board Approval
April 21 through May 31, 2023

Date	Num	Name	Memo	Amount
Apr 21 - May 31, 23				
04/27/2023	AUTO PAY	City of Idaho Falls Utility	340 Napa Drive	-26.00
04/27/2023	AUTO PAY	City of Idaho Falls Utility	3330 Burgundy Drive	-41.18
04/27/2023	AUTO PAY	City of Idaho Falls Utility	3561 S 5TH W	-29.15
04/27/2023	AUTO PAY	City of Idaho Falls Utility	3900 Tuscany Drive	-27.39
05/04/2023	BILL PAY	T and T Lawn Services	Invoice #106155	-2,050.00
05/04/2023	BILL PAY	T and T Lawn Services	Invoice 105402 Pre-emergent, sprkinler activation, Dormant Oil, Round up	0.00
05/04/2023	2206	US Post Office	Annual Box Rent	-176.00
05/25/2023	AUTO PAY	City of Idaho Falls Utility	3330 Burgundy	-41.18
05/25/2023	AUTOPAY	City of Idaho Falls Utility	340 Napa	-26.00
05/25/2023	AUTO PAY	City of Idaho Falls Utility	3561 South 5th West	-28.98
05/25/2023	AUTO PAY	City of Idaho Falls Utility	3900 Tuscany	-27.22
Apr 21 - May 31, 23				

Profit & Loss this Fiscal Year to Date

October 2022 through May 2023

	Oct 22	Nov 22	Dec 22	Jan 23	Feb 23	Mar 23	Apr 23	May 23	TOTAL
Ordinary Income/Expense									
Income									
Annual Homeowners' Dues	0.00	13,659.00	13,665.00	5,940.00	1,584.00	0.00	198.00	0.00	35,046.00
Non Dues Income	50.00	0.00	0.00	100.00	0.00	0.00	50.00	0.00	200.00
Transfer Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Finance Charge/Past Due Accts	0.00	0.00	24.58	35.89	139.95	166.17	164.65	0.00	530.95
Interest Income/ Savings Acct	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Non Dues Income	50.00	0.00	24.58	135.89	139.95	166.17	214.65	0.00	730.95
Total Income	50.00	13,659.00	13,689.58	6,075.89	1,723.66	166.17	412.65	0.00	35,776.95
Total Income	50.00	13,659.00	13,689.58	6,075.89	1,723.66	166.17	412.65	0.00	35,776.95
Gross Profit	50.00	13,659.00	13,689.58	6,075.89	1,723.66	166.17	412.65	0.00	35,776.95
Expense									
Membership Expenses									
Events & Promotions	403.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	403.27
Holiday Decorations	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Board Gifts	106.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	106.95
Total Membership Expenses	510.22	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	3,010.22
Landscaping and Groundskeeping									
Landscaping	1,796.00	1,739.00	0.00	60.09	0.00	0.00	0.00	0.00	3,475.09
Swirlers	313.03	497.69	0.00	0.00	0.00	0.00	0.00	0.00	810.72
Shrub Maintenance & Repairs	0.00	0.00	340.00	1,367.00	1,020.00	1,027.00	602.00	2,060.00	6,406.00
Snow Removal	0.00	0.00	0.00	-306.03	0.00	0.00	0.00	0.00	-306.03
Landscaping and Groundskeeping - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Landscaping and Groundskeeping	2,111.03	2,229.69	340.00	1,000.97	1,020.00	1,027.00	602.00	2,060.00	10,380.69
Monthly Banking Costs	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00
Bank Charges	0.00	7.72	11.58	3.86	11.58	0.00	3.86	0.00	38.60
Venmo Fees	0.00	50.61	82.53	52.66	7.23	0.00	0.00	0.00	193.03
Credit Card Processing Fees	0.00	3.00	0.00	0.00	3.00	0.00	0.00	0.00	6.00
ACH Check Processing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Monthly Banking Costs	0.00	61.33	94.11	57.52	21.81	0.00	3.86	0.00	238.63
Supplies & Services									
Mailing Expense	57.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.77
Office Supplies	0.00	0.00	-26.33	329.73	0.00	48.08	122.29	0.00	477.77
Total Supplies & Services	57.77	0.00	-26.33	329.73	0.00	48.08	122.29	0.00	531.54
Postage and Delivery									
Postal Box Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	176.00	176.00
Stamps	0.00	0.00	0.00	70.00	30.00	0.00	0.00	0.00	100.00
Total Postage and Delivery	0.00	0.00	0.00	70.00	30.00	0.00	0.00	176.00	276.00
Professional Fees									
Accounting & Audit Fees	0.00	300.00	0.00	0.00	200.00	0.00	0.00	0.00	500.00
Insurance & Bonding Costs	0.00	0.00	0.00	1,238.00	0.00	0.00	0.00	0.00	1,238.00
Legal Fees	218.75	500.00	0.00	454.20	0.00	0.00	0.00	0.00	1,172.95
Taxes - State of Idaho	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	30.00
Total Professional Fees	218.75	800.00	0.00	1,692.20	230.00	0.00	0.00	0.00	2,940.95
Uncategorized Expenses									
Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3330 Napa Drive	26.00	26.00	26.00	26.00	26.00	26.00	26.00	26.00	208.00
3330 Blundell Drive	41.22	41.18	41.18	41.18	41.18	41.18	41.18	41.18	339.48
3561 South 5th West	29.36	29.40	32.76	33.60	29.78	29.11	29.15	29.98	242.14
3900 Tusany Drive	27.47	27.43	28.06	28.80	27.89	27.34	27.39	27.22	221.70
3811 South 5th West (Pump)	60.10	23.83	0.00	0.00	0.00	0.00	0.00	0.00	83.93
Total Utilities	184.15	147.84	128.00	129.68	124.85	123.63	123.72	123.38	1,085.25
Total Expense	3,081.92	3,238.86	3,035.78	3,280.10	1,426.65	1,198.71	851.87	2,340.38	16,463.28
Net Ordinary Income	-3,031.92	10,420.14	10,653.80	2,795.79	297.00	-1,032.54	-438.22	-2,340.38	17,315.67
Other Income/Expense									
CAPITAL EXPENDITURES									
Total Other Expense	0.00	0.00	0.00	0.00	0.00	3,300.00	0.00	0.00	3,300.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	-3,300.00	0.00	0.00	-3,300.00
Net Income	-3,031.92	10,420.14	10,653.80	2,795.79	297.00	-4,332.54	-438.22	-2,340.38	14,015.67

Waterford Homeowners' Association
FY 2022-2023 BUDGET

INCOMES												
	October-22	November-22	December-22	January-23	February-23	March-23	April-23	May-23	June-23	July-23	August-23	September-23
Annual Homeowners' Dues		\$ 13,659.00	\$ 13,665.00	\$ 5,940.00	\$ 1,584.00		\$ 198.00					\$ 35,046.00
Non Dues Income												
Transfer Fees	\$ 50.00			\$ 100.00				\$ 50.00				\$ 200.00
Interest Income/ Savings Acct		\$ 25.00	\$ 36.00	\$ 140.00	\$ 166.00	\$ 166.00	\$ 166.00	\$ 150.00	\$ 140.00	\$ 130.00	\$ 120.00	\$ 100.00
Total Non Dues Income	\$ 50.00	\$ 25.00	\$ 136.00	\$ 140.00	\$ 166.00	\$ 166.00	\$ 166.00	\$ 200.00	\$ 140.00	\$ 130.00	\$ 120.00	\$ 100.00
Gross Income	\$ 50.00	\$ 13,659.00	\$ 13,690.00	\$ 6,076.00	\$ 1,724.00	\$ 166.00	\$ 364.00	\$ 200.00	\$ 140.00	\$ 130.00	\$ 120.00	\$ 100.00
EXPENSES												
Memberships Expenses												
Events & Promotions	\$ 425.00		\$ 2,500.00				\$ 200.00		\$ 200.00		\$ 200.00	\$ 825.00
Holiday Decorations												\$ 2,700.00
Yard Sale									\$ 150.00			\$ 150.00
Board Gifts	\$ 200.00											\$ 200.00
Other Events												
Total Membership Expenses	\$ 625.00	\$ 2,500.00					\$ 200.00	\$ 350.00		\$ 200.00		\$ 3,875.00
Landscaping and Groundskeeping												
Lawn Care	\$ 1,798.00	\$ 1,738.00							\$ 2,057.00	\$ 2,057.00	\$ 2,057.00	\$ 13,821.00
Tree & Shrub Care												
Sprinkler Maintenance & Repairs	\$ 313.00	\$ 492.00					\$ 602.00	\$ 500.00				\$ 1,305.00
Snow Removal		\$ 340.00	\$ 1,370.00	\$ 1,020.00	\$ 1,027.00	\$ 1,027.00	\$ 602.00	\$ 2,557.00	\$ 2,057.00	\$ 2,057.00	\$ 2,057.00	\$ 19,485.00
Total Landscaping and Groundskeeping	\$ 2,111.00	\$ 2,230.00	\$ 340.00	\$ 1,370.00	\$ 1,020.00	\$ 1,027.00	\$ 602.00	\$ 2,557.00	\$ 2,057.00	\$ 2,057.00	\$ 2,057.00	\$ 19,485.00
Monthly Banking Costs												
Venmo Fees	\$ 10.00	\$ 12.00	\$ 4.00	\$ 12.00			\$ 4.00					\$ 42.00
Credit Card Processing Fees	\$ 51.00	\$ 83.00	\$ 53.00	\$ 8.00				\$ 195.00				\$ 195.00
ACH Check Processing Fees	\$ 3.00	\$ 3.00	\$ 3.00	\$ 3.00								\$ 6.00
Total Monthly Banking Costs	\$ 64.00	\$ 95.00	\$ 57.00	\$ 23.00			\$ 4.00					\$ 243.00
Supplies & Services												
Meeting Expense	\$ 100.00											
Office Supplies				\$ 400.00		\$ 50.00	\$ 150.00				\$ 75.00	\$ 175.00
Computer & Printer											\$ 75.00	\$ 675.00
Repairs and Maintenance											\$ 100.00	\$ 100.00
Miscellaneous Expense												
Total Supplies & Services	\$ 100.00		\$ 400.00	\$ 400.00	\$ 50.00	\$ 150.00				\$ 250.00	\$ 950.00	
Postage and Delivery												
Postal Box Rent								\$ 135.00			\$ 135.00	
Stamps			\$ 320.00	\$ 320.00								
Total Postage and Delivery			\$ 320.00	\$ 320.00				\$ 135.00		\$ 280.00	\$ 600.00	
Professional Fees												
Accounting & Audit Fees	\$ 300.00			\$ 200.00								\$ 500.00
Insurance & Bonding Costs												\$ 1,238.00
Legal Fees	\$ 220.00	\$ 500.00		\$ 1,238.00								\$ 1,175.00
Taxes - State of Idaho				\$ 455.00				\$ 30.00				\$ 30.00
Total Professional Fees	\$ 220.00	\$ 800.00	\$ 131.00	\$ 1,693.00	\$ 200.00		\$ 131.00	\$ 30.00		\$ 2943.00		\$ 2,943.00
Utilities												
0340 Napa Drive	\$ 25.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 26.00	\$ 312.00
3330 Burgundy Drive	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 42.00	\$ 504.00
3561 South 5th West	\$ 30.00	\$ 30.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00	\$ 410.00
3900 Tuscany Drive	\$ 28.00	\$ 28.00	\$ 28.00	\$ 28.00	\$ 28.00	\$ 28.00	\$ 28.00	\$ 28.00	\$ 28.00	\$ 28.00	\$ 28.00	\$ 336.00
3811 South 5th West (Pump)	\$ 64.00	\$ 25.00						\$ 35.00	\$ 100.00	\$ 115.00	\$ 454.00	\$ 2,016.00
Total Utilities	\$ 190.00	\$ 151.00	\$ 131.00	\$ 131.00	\$ 131.00	\$ 131.00	\$ 131.00	\$ 166.00	\$ 231.00	\$ 246.00	\$ 246.00	\$ 2,016.00
Total Expense	\$ 3,246.00	\$ 3,245.00	\$ 3,066.00	\$ 3,971.00	\$ 1,374.00	\$ 1,208.00	\$ 1,087.00	\$ 2,853.00	\$ 2,573.00	\$ 2,288.00	\$ 2,503.00	\$ 2,833.00
Net Ordinary Income	\$ (3,196.00)	\$ 10,414.00	\$ 10,624.00	\$ 2,105.00	\$ 350.00	\$ (1,042.00)	\$ (723.00)	\$ (2,653.00)	\$ (2,433.00)	\$ (2,158.00)	\$ (2,383.00)	\$ (2,733.00)