

Water's Edge II Homeowners Association, Inc.

Profit & Loss

January through December 2021

	Jan - Dec 21
Ordinary Income/Expense	
Income	
Bank Interest Income	14.32
Expense Reimbursement Income	
Lender Quest & Dues Req Income	50.00
Dumpster Share Income	150.00
Expense Reimbursement Income - Other	5,216.05
Total Expense Reimbursement Income	5,416.05
HOA Membership Dues	110,467.30
Late Fee Income	400.00
Total Income	116,297.67
Gross Profit	116,297.67
Expense	
General Administrative Expenses	
Bank Charges	369.17
Dues & Subscriptions	530.00
Office Expenses	1,321.74
Uncategorized Expense	317.59
Total General Administrative Expenses	2,538.50
Insurance Expense	18,803.25
Professional Fees	
Real Estate Service	50.00
Accounting Services	600.00
Legal Fees	1,242.78
Property Management Fees	9,143.50
Total Professional Fees	11,036.28
Repairs and Maintenance	
Major Repair or Maintenance	
Decks	13,790.50
CIT Loan Repayment	23,860.80
Siding Repairs	3,070.00
Major Repair or Maintenance - Other	1,978.00
Total Major Repair or Maintenance	42,699.30
Minor Periodic Maintenance	
Drainage Repairs	125.00
Gutters	875.00
Pest Control	257.00
Roof Repairs	463.00
Siding Repairs	25.00
Minor Periodic Maintenance - Other	822.40
Total Minor Periodic Maintenance	2,567.40

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Mowing & Landscaping	11,645.00
Snow Removal	2,635.00
Trash Removal	3,430.00
Repairs and Maintenance - Other	300.00
Total Repairs and Maintenance	<u>63,276.70</u>
Utilities	
Electricity	398.34
Utilities - Other	1,328.22
Total Utilities	<u>1,726.56</u>
Total Expense	<u>97,381.29</u>
Net Ordinary Income	18,916.38
Other Income/Expense	
Other Expense	
Reconciliation Descrepancies	5,000.00
Miscellaneous	50.00
Total Other Expense	<u>5,050.00</u>
Net Other Income	<u>-5,050.00</u>
Net Income	<u><u>13,866.38</u></u>