

# ***Waterfront Heights Association, Inc.***

## **Agenda for Annual Meeting May 16, 2021**

- I. Call to order
- II. Minutes from last year's annual meeting
- III. Treasurer's Report
- IV. Tax Collector's Report
- V. Beach Report
- VI. Road Report Maintenance
- VII. Road Report Turnover
- VIII. New Business
  - a) Budget
  - b) Continuation of road turnover
  - c) Road assessment fee
  - d) Increase Annual Taxes
  - e) Election of Board Members
  - f) Any other new business
- IX. Adjournment

# Waterfront Heights Association, Inc. 2021-2022 Proposed Budget

Income	2021 - 2022 Proposed	2020 - 2021 Actual	2020 - 2021 Proposed
Annual Taxes	\$13,500.00	\$14,844.02	\$11,500.00
Interest and Fees		\$1,444.12	
Road Assessment	\$8,850.00	\$9,483.85	\$8,850.00
Boat Mooring Fees	\$1,100.00	\$1,100.00	\$1,300
Road Matching Funds	\$848.00	\$847.80	\$678.00
<b>Total Income</b>	<b>\$24,298.00</b>	<b>\$27,719.79</b>	<b>\$22,328.00</b>
<b>Expenses</b>			
Administrative	\$1,500.00	\$1,024.73	\$1,500.00
Beach Expenses/Improvements	\$8,300.00	\$3,294.20	\$3,800.00
Insurance	\$3,800.00	\$3,773.83	\$3,800.00
Property Tax	\$3,500.00	\$938.23	\$3,500.00
Road Maintenance	\$10,425.00	\$0.00	\$10,425.00
Road Turnover	\$24,425.00	\$0.00	\$24,425.00
<b>Total Expenses</b>	<b>\$51,950.00</b>	<b>\$9,030.99</b>	<b>\$47,450.00</b>
Current Checkbook Balance	\$38,049.62		
Projected Income	\$24,298.00		
Projected Expenses	\$51,950.00		
Projected Account Balance 5/2022	\$10,397.62		

# Banking Summary

5/18/2020 through 5/13/2021

5/13/2021

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Category	5/18/2020- 5/13/2021
<b>INCOME</b>	
Annual Taxes	14,844.02
Boat Mooring	1,100.00
Interest and Fees	1,444.12
Road Assessment	9,483.85
Road Matching Funds	847.80
<b>TOTAL INCOME</b>	<b>27,719.79</b>
<b>EXPENSES</b>	
Administrative Expense	1,024.73
Beach Expense	3,294.20
Liability Insurance	3,773.83
Real Estate Tax	938.23
<b>TOTAL EXPENSES</b>	<b>9,030.99</b>
<b>OVERALL TOTAL</b>	<b>18,688.80</b>

## Waterfront Heights

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Waterfront Heights  
5/13/2021

Date	Numb	Payee	Memo	Category	Amount	C	Balance
5/19/2020		Deposit		--SPLT-- Road Assessment	129.00	c	19,489.82
				Annual Taxes	50.00		
				Interest and Fees	79.00		
				Boat Mooring	0.00		
5/21/2020		Deposit Branch Connecticut	boat mooring	--SPLT-- Annual Taxes	1,000.00	c	20,489.82
5/21/2020		Deposit Branch Connecticut		--SPLT-- Road Assessment	735.80	c	21,225.62
				Interest and Fees	395.00		
				Beach Expense	250.00		
				Administrative Expense	90.80		
				Administrative Expense	-21.74	c	21,203.88
5/26/2020		Direct Withdrawal Eversource	beach light	Administrative Expense	-12.01	c	21,191.87
6/1/2020		Checks Superstor	checks	Administrative Expense	-10.00	c	21,181.87
6/3/2020		Town of Coventry	lien release	--SPLT-- Annual Taxes	1,917.15	c	23,099.02
6/5/2020	2231	Deposit Branch Connecticut		Road Assessment	823.38		
				Interest and Fees	653.38		
				--SPLT-- Annual Taxes	440.39		
				Interest and Fees	129.00	c	23,228.02
6/10/2020		Deposit		Annual Taxes	79.00		
				Road Assessment	50.00		
6/12/2020	2232	Reel Lawncare	mowing	Beach Expense	-270.00	c	22,958.02
6/15/2020	2234	U S Postal Service	P O Box fee	Administrative Expense	-56.00	c	22,902.02
6/16/2020		Usps	stamps	Administrative Expense	-110.00	c	22,792.02
6/16/2020	2233	DeSiato	beach sand	Beach Expense	-199.58	c	22,592.44
6/19/2020		Deposit Branch Connecticut		--SPLT-- Annual Taxes	1,042.35	c	23,634.79
				Road Assessment	553.00		
6/23/2020		Direct Withdrawal Eversource	beach light	Interest and Fees	350.00		
6/25/2020		Deposit		Beach Expense	139.35		
				--SPLT-- Annual Taxes	-24.34	c	23,610.45
				Road Assessment	129.00	c	23,739.45
6/29/2020	2235	CNA Surety	bond insurance	Annual Taxes	50.00		
7/6/2020		Deposit		Liability Insurance	-532.95	c	23,206.50
				--SPLT-- Annual Taxes	161.36	c	23,367.86
				Road Assessment	111.36		
7/6/2020		Deposit		Annual Taxes	50.00		
				--SPLT-- Annual Taxes	129.00	c	23,496.86
				Road Assessment	79.00		
7/6/2020		Deposit		Annual Taxes	50.00		
				--SPLT-- Annual Taxes	129.00	c	23,625.86
				Road Assessment	79.00		
7/8/2020		Deposit		Annual Taxes	50.00		
				--SPLT-- Annual Taxes	129.00	c	23,754.86
				Road Assessment	79.00		
7/15/2020		Deposit Branch Connecticut		Annual Taxes	50.00		
				--SPLT-- Annual Taxes	5,656.85	c	29,411.71
				Annual Taxes	3,318.00		



# Waterfront Heights

Waterfront Heights			Waterfront Heights		
Date	Num	Payee	Memo	Category	Amount
5/13/2021					
7/20/2020	2236	Reel Lawn Care	Mowing	Road Assessment	2,100.00
7/23/2020		Direct Withdrawal Eversource	beach light	Boat Mooring	100.00
7/31/2020		Deposit Branch Connecticut		Interest and Fees	138.85
				Beach Expense	-450.00
				Beach Expense	-23.01
				--SPLIT--	5,340.63
				Annual Taxes	3,239.00
				Road Assessment	2,050.00
				Interest and Fees	51.63
				Real Estate Tax	-938.23
				Administrative Expense	-30.00
				Liability Insurance	-3,240.88
				--SPLIT--	129.00
				Annual Taxes	79.00
				Road Assessment	50.00
				Beach Expense	-360.00
				Beach Expense	-21.30
				--SPLIT--	2,601.00
				Annual Taxes	1,580.00
				Road Assessment	1,000.00
				Interest and Fees	21.00
				Beach Expense	-380.00
				Beach Expense	-180.00
				Beach Expense	-22.42
				--SPLIT--	1,507.98
				Annual Taxes	869.00
				Road Assessment	550.00
				Interest and Fees	88.98
				--SPLIT--	587.00
				Annual Taxes	316.00
				Road Assessment	200.00
				Interest and Fees	71.00
				Beach Expense	-180.00
				Beach Expense	-23.60
				--SPLIT--	1,525.22
				Annual Taxes	910.00
				Road Assessment	565.00
				Interest and Fees	50.22
				--SPLIT--	132.90
				Annual Taxes	79.00
				Road Assessment	50.00
				Interest and Fees	3.90
				Beach Expense	-21.51
				--SPLIT--	399.42
				Annual Taxes	150.00
				Road Assessment	237.00

Waterfront Heights  
5/13/2021

Num  
Payee

Memo

Category

Amount  
C

Balance

8/3/2020 2237  
8/7/2020 2239  
8/12/2020 2238  
8/13/2020

Town of Coventry  
Town of Coventry  
Smith Brothers Insurance  
Deposit

Real Estate Taxes  
Leins

Real Estate Tax  
Administrative Expense  
Liability Insurance  
--SPLIT--

-938.23  
-30.00  
-3,240.88  
129.00

33,341.10  
33,311.10  
30,070.22  
30,199.22

8/13/2020 2240  
8/25/2020  
8/27/2020

Reel Lawncare  
Direct Withdrawal Eversource  
Deposit Branch Connecticut

mowing  
beach light

Road Assessment  
Beach Expense  
Beach Expense  
--SPLIT--

-360.00  
-21.30  
2,601.00  
1,580.00

29,839.22  
29,817.92  
32,418.92

9/18/2020 2241  
9/22/2020 2242  
9/23/2020  
10/1/2020

Global Site Services  
Reel Lawncare  
Direct Withdrawal Eversource  
Deposit Branch Connecticut

Porta Potty  
Mowing  
beach light

Beach Expense  
Beach Expense  
Beach Expense  
--SPLIT--

-380.00  
-180.00  
-22.42  
1,507.98

32,038.92  
31,858.92  
31,836.50  
33,344.48

10/2/2020

Deposit Branch Connecticut

--SPLIT--

587.00

33,931.48

10/6/2020 2243  
10/23/2020  
10/26/2020

Reel LawnCare  
Direct Withdrawal Eversource  
Deposit Branch Connecticut

beach mowing  
beach light

Beach Expense  
Beach Expense  
--SPLIT--

-180.00  
-23.60  
1,525.22

33,751.48  
33,727.88  
35,253.10

11/23/2020

Deposit Branch Connecticut

--SPLIT--

132.90

35,386.00

11/24/2020  
12/15/2020

Direct Withdrawal Eversource  
Deposit Branch Connecticut

beach light

--SPLIT--

-21.51  
399.42  
150.00

35,364.49  
35,763.91

# Waterfront Heights

Waterfront Heights					Page 3		
Date	Num	Payee	Memo	Category	Amount	C	Balance
12/24/2020		Direct Withdrawal Eversource	beach light	Interest and Fees	12.42		35,746.12
1/26/2021		Direct Withdrawal Eversource	beach light	Beach Expense	-17.79	c	35,727.85
1/29/2021		Deposit Branch Connecticut		Beach Expense	-18.27	c	35,861.85
				--SPLIT--	134.00	c	
				Annual Taxes	79.00		
				Road Assessment	50.00		
				Interest and Fees	5.00		
2/14/2021	2244	Reel LawnCare	beach fall clean up	Beach Expense	-300.00	c	35,561.85
2/15/2021		Deposit		--SPLIT--	387.00	c	35,948.85
				Annual Taxes	237.00		
				Road Assessment	150.00		
2/16/2021		Usps	stamps	Administrative Expense	-110.00	c	35,838.85
2/23/2021		Direct Withdrawal Eversource	beach light	Beach Expense	-18.78	c	35,820.07
3/8/2021		Deposit	road matching funds	Road Matching Funds	847.80	c	36,667.87
3/14/2021		Deposit		--SPLIT--	129.00	c	36,796.87
				Annual Taxes	79.00		
				Road Assessment	50.00		
3/19/2021		Deposit		--SPLIT--	662.11	c	37,458.98
				Annual Taxes	395.00		
				Road Assessment	225.47		
				Interest and Fees	41.64		
3/22/2021		Amazon	new printer	Administrative Expense	-169.99	c	37,288.99
3/23/2021		Staples	printer ink	Administrative Expense	-76.89	c	37,212.10
3/24/2021		Eversource	beach light	Beach Expense	-17.71	c	37,194.39
3/24/2021	2245	Town of Coventry	annual meeting rental	Administrative Expense	-145.00	c	37,049.39
4/4/2021		HD Supply	beach passes	Beach Expense	-151.23	c	36,898.16
4/5/2021		Post Office		Administrative Expense	-110.00	c	36,788.16
4/9/2021		Deposit	stamps	--SPLIT--	139.41	c	36,927.57
				Annual Taxes	79.00		
4/9/2021		Deposit		Road Assessment	50.00		
				Interest and Fees	10.41		
				--SPLIT--	700.35	c	37,627.92
				Annual Taxes	316.00		
				Road Assessment	203.00		
				Interest and Fees	181.35		
4/9/2021		Deposit		--SPLIT--	129.00	c	37,756.92
				Annual Taxes	79.00		
				Road Assessment	50.00		
4/20/2021		Deposit		--SPLIT--	129.00	c	37,885.92
				Annual Taxes	79.00		
				Road Assessment	50.00		
4/23/2021		Eversource	beach light	Beach Expense	-17.68	c	37,868.24
4/30/2021		Deposit		--SPLIT--	350.00	c	38,218.24
				Annual Taxes	288.28		
				Road Assessment	50.00		
				Interest and Fees	11.72		

## Waterfront Heights

Waterfront Heights  
5/13/2021

Date	Num	Payee	Memo	Category	Amount	C	Balance
4/30/2021		England Hardware	beach tractor rental	Beach Expense	-300.00	c	37,918.24
4/30/2021		CNA Surety	bond increase to 50K	Administrative Expense	-153.95	c	37,764.29
5/7/2021		Deposit		--SPLIT--	139.41	c	37,903.70
				Annual Taxes	79.00		
				Road Assessment	50.00		
				Interest and Fees	10.41		
				--SPLIT--	140.72	c	38,044.42
5/7/2021		Deposit		Annual Taxes	79.00		
				Road Assessment	50.00		
				Interest and Fees	11.72		
				Administrative Expense	-40.89	c	38,003.53
5/7/2021		Amazon	printer ink	--SPLIT--	321.33	c	38,324.86
5/10/2021		Deposit		Annual Taxes	158.00		
				Road Assessment	100.00		
				Interest and Fees	63.33		
5/10/2021	2246	DeStato Sand And Gravel	beach sand	Beach Expense	-275.24		38,049.62