Treasurer's Report
September 30, 2026

The year-to-date (YTD) budget in the September YTD Operating Statement is based on a monthly allocation of the annual budget that reflects the historical timing of receipts and disbursements. This approach provides a more meaningful comparison of actual results to budget by recognizing that certain revenues and expenses occur unevenly throughout the year. Accordingly, the YTD budget is not simply calculated by dividing the annual budget by 12 and multiplying by the number of months elapsed.

Several variances from budget warrant explanation:

- **Insurance (1500-010)** is $12,530 under budget because the first-quarter 2026 insurance premium was paid in December 2025 and therefore is not reflected in 2026 expenses.
- **Pool Signage (2000-017)** is $2,168 over budget due to the purchase of new signage to replace outdated signs.
- **Tree Trimming and Removal (3000-300 and 3000-400)** exceeded budget by a combined $11,055 due to unplanned work.
- **Capital Improvements (6000)** are $26,984 over budget, primarily due to unanticipated siding repairs that were necessary before the planned painting project could proceed.

Owner Reimbursement – Account 4000-950

The $12,077 reported in account 4000-950, Rebill to Owner, relates to costs advanced by the HOA to address a significant hoarding situation within a unit. The conditions required professional cleanout services to address concerns regarding the excessive accumulation of stored materials and the potential impact on building safety. The HOA advanced these costs to address the situation and protect the interests of the community. Under a signed Memorandum of Understanding (MOU), the owner will repay the HOA over 66 months, provided the owner complies with the terms of the agreement. Failure to comply may nullify the repayment provision under the MOU, potentially resulting in an immediate special assessment for the full outstanding balance. This arrangement allows the HOA to address the immediate concerns while providing a structured means of recovering the funds advanced.

WATER'S EDGE HOMEOWNERS ASSOCIATION, INC.
YTD Actual vs. Budget
January - September, 2026

	Actual	Budget	Variance
REVENUE			
0100 Homeowners Assessments	$ 382,726	$ 386,517	$ (3,791)
0105 Homeowners Siding Credit	-2,490		-2,490
0110 Interest Income	1,032	0	1,032
0120 Late Fees & Misc. Income	1,329	1,875	-546
TOTAL REVENUE	**$ 382,596**	**$ 388,392**	**$ (5,796)**
EXPENSES			
1000 Administrative & Insurance		0	0
1000-050 Management Fees	$ 18,200	$ 18,450	$ (250)
1000-055 Portal & Website Expense	2,868	2,250	618
1000-060 Office Expense	1,060	378	682
1000-070 Postage	152	153	-1
1000-080 Meeting Expense	755	360	395
1000-150 Legal Fees		135	-135
1000-200 Bank Charges	44		44
1000-301 Donations	274		274
1000-400 Accounting Fees	350	270	80
1000-999 G & A Miscellaneous		1,350	-1,350
1500-010 Insurance – General	22,570	35,100	-12,530
1500-020 Insurance – Other		54	-54
Total Administrative & Insurance	**$ 46,273**	**$ 58,500**	**$ (12,227)**
2000 Amenities – Pool & Courts		0	0
2000-001 Pool Water Treatment/Testing	10,200	13,286	-3,086
2000-002 Pool Electrical		375	-375
2000-003 Pool Plumbing	306		306
2000-004 Pool Deck Repair	1,516		1,516
2000-005 Pool Deck Washing/Staining	200	375	-175
2000-006 Pool Furniture Repair/Replace	321		321
2000-010 Pool Building Repairs	1,500	113	1,388
2000-011 Pool Water/Sewer	3,130	1,800	1,330
2000-012 Pool Phone & Gate	790	488	302
2000-013 Pool Permit	250	187	63
2000-015 Pool Pump & Filtration	251	75	176
2000-016 Pool Area Cleaning	3,804	3,500	304
2000-017 Pool Signage/Equipment	2,168		2,168
2000-021 Pool Gate Access		375	-375
2000-100 Pool Winterization		375	-375
2000-999 Pool Miscellaneous		38	-38
2500-001 Courts Surface Repair	138	150	-12
2500-100 Net Maintenance		150	-150
Total Amenities – Pool & Courts	**$ 24,573**	**$ 21,286**	**$ 3,287**

WATER'S EDGE HOMEOWNERS ASSOCIATION, INC.
YTD Actual vs. Budget
January - September, 2026

	Actual	Budget	Variance
3000 Landscaping		0	0
3000-001 Lawn Care	49,765	44,000	5,765
3000-300 Tree Trimming	4,550		4,550
3000-400 Tree Removal	6,730	225	6,505
3000-401 Tree Branch Removal		1,800	-1,800
3000-600 Irrigation System	314		314
3000-951 Plantings		2,475	-2,475
Total Landscaping	**$ 61,360**	**$ 48,500**	**$ 12,860**
4000 Repairs – Buildings & Grounds		0	0
4000-120 Drywall Repairs	820		820
4000-173 Building Electrical	173	450	-278
4000-200 Roof Repairs	287	3,750	-3,463
4000-212 Chimney Chase Repair		9,000	-9,000
4000-350 Gutter & Downspout Repair	517	900	-383
4000-353 Gutter Cleaning	3,150	2,400	750
4000-400 Painting		150	-150
4000-450 Siding Replacement & Repair	8,006	18,000	-9,995
4000-651 Crawlspace/Attic Repairs		600	-600
4000-655 Dryer Vents		338	-338
4000-700 Deck Repair & Maintenance	21,760	10,500	11,259
4000-701 Deck Power Wash/Stain	5,254		5,254
4000-750 Lights – Fixture Repair/Replace	649	150	499
4000-800 Plumbing, Sewer, and Drains	300	4,050	-3,750
4000-950 Rebill to Owner	12,077	0	12,077
4000-999 Buildings Miscellaneous		113	-113
4500-050 Retaining Walls	500		500
4500-060 Landscape Blocks/Pavers	873		873
4500-100 Gazebo Maintenance		900	-900
4500-105 Drainage & Erosion Control	2,000		2,000
4500-150 Clean Grates & Drains	556		556
4500-200 Pest Control – Insect	282		282
4500-201 Pest Control – Animal	3,982	600	3,382
4500-505 Signage	498	450	48
4500-999 Grounds Miscellaneous	816	150	665
Total Repairs – Buildings & Grounds	**$ 62,497**	**$ 52,500**	**$ 9,997**

WATER'S EDGE HOMEOWNERS ASSOCIATION, INC.
YTD Actual vs. Budget
January - September, 2026

	Actual	Budget	Variance
5000 Utilities, Trash, Snow Removal		0	0
5000-001 Electricity	5,484	4,650	834
5000-002 Water/Sewer – SMW	1,107	900	207
5000-011 Previous Electricity (ONB)		0	0
5500-001 Trash Removal	3,461	3,600	-139
5500-003 Trash Buildings – Clean-Up	150	150	0
5500-010 Trash Buildings – Repair	175	150	25
5700-001 Snow Removal & Sanding	10,682	13,700	-3,018
Total Utilities, Trash, Snow Removal	**$ 21,059**	**$ 23,150**	**$ (2,091)**
6000 Capital Improvements		0	0
6000-100 Buildings – Exterior	201,824	142,000	59,824
6000-200 Buildings – Structural	3,949	33,750	-29,801
6000-300 Roads, Parking, Sidewalks	32,800	25,500	7,300
6000-400 Decks, Drainage, Erosion Control	10,000	15,042	-5,042
6000-500 Landscaping Master Plan	2,203	7,500	-5,297
Total 6000 Capital Improvements	**$ 250,776**	**$ 223,792**	**$ 26,984**
TOTAL EXPENSES	**$ 466,538**	**$ 427,728**	**$ 38,810**
SURPLUS / (DEFICIT)	**$ (83,942)**	**$ (39,336)**	**-$ 44,605**

Water's Edge Homeowners Association, Inc. 2026 Budget – Monthly Breakdown	Annual Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
REVENUE													
0100 Homeowners Assessments	515,356	90,187	-	38,652	90,187	-	38,652	90,187	-	38,652	90,187	-	38,652
0105 Homeowners Siding Credit													
0110 Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	-
0120 Late Fees & Misc. Income	2,500	208	208	208	208	208	208	208	208	208	208	208	208
TOTAL REVENUE	**517,856**	**90,395**	**208**	**38,860**	**90,395**	**208**	**38,860**	**90,395**	**208**	**38,860**	**90,395**	**208**	**38,860**
	-	-	-	-	-	-	-	-	-	-	-	-	-
Expenses													
1000 Administrative & Insurance													
1000-050 Management Fees	24,600	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050
1000-055 Portal & Website Expense	3,000	250	250	250	250	250	250	250	250	250	250	250	250
1000-060 Office Expense	504	42	42	42	42	42	42	42	42	42	42	42	42
1000-070 Postage	204	17	17	17	17	17	17	17	17	17	17	17	17
1000-080 Meeting Expense	480	40	40	40	40	40	40	40	40	40	40	40	40
1000-150 Legal Fees	180	15	15	15	15	15	15	15	15	15	15	15	15
1000-160 Other Professional Fees													
1000-200 Bank Charges													
1000-301 Donations													
1000-400 Accounting Fees	360	30	30	30	30	30	30	30	30	30	30	30	30
1000-999 G & A Miscellaneous	1,800	150	150	150	150	150	150	150	150	150	150	150	150
1500-010 Insurance – General	46,800	11,700	-	-	11,700	-	-	11,700	-	-	11,700	-	-
1500-020 Insurance – Other	72	6	6	6	6	6	6	6	6	6	6	6	6
Total Category	**78,000**	**14,300**	**2,600**	**2,600**	**14,300**	**2,600**	**2,600**	**14,300**	**2,600**	**2,600**	**14,300**	**2,600**	**2,600**
2000 Amenities – Pool & Courts													
2000-001 Pool Water Treatment/Testing	15,500	-	-	-	2,216	2,214	2,214	2,214	2,214	2,214	2,214	-	-
2000-002 Pool Electrical	500	42	42	42	42	42	42	42	42	42	42	42	42
2000-003 Pool Plumbing													
2000-004 Pool Deck Repair													
2000-005 Pool Deck Washing/Staining	500	42	42	42	42	42	42	42	42	42	42	42	42
2000-006 Pool Furniture Repair/Replace													
2000-010 Pool Building Repairs	150	13	13	13	13	13	13	13	13	13	13	13	13
2000-011 Pool Water/Sewer	2,400	200	200	200	200	200	200	200	200	200	200	200	200
2000-012 Pool Phone & Gate	650	54	54	54	54	54	54	54	54	54	54	54	54
2000-013 Pool Permit	250	21	21	21	21	21	21	21	21	21	21	21	21
2000-015 Pool Pump & Filtration	100	8	8	8	8	8	8	8	8	8	8	8	8
2000-016 Pool Area Cleaning	4,000	-	-	500	500	500	500	500	500	500	500	-	-
2000-017 Pool Signage/Equipment													
2000-021 Pool Gate Access	500	42	42	42	42	42	42	42	42	42	42	42	42
2000-100 Pool Winterization	500	42	42	42	42	42	42	42	42	42	42	42	42
2000-999 Pool Miscellaneous	50	4	4	4	4	4	4	4	4	4	4	4	4
2500-001 Courts Surface Repair	200	17	17	17	17	17	17	17	17	17	17	17	17
2500-100 Net Maintenance	200	17	17	17	17	17	17	17	17	17	17	17	17
2500-999 Courts Miscellaneous													
Total Category	**25,500**	**500**	**500**	**1,000**	**3,216**	**3,214**	**3,214**	**3,214**	**3,214**	**3,214**	**3,214**	**500**	**500**

Water's Edge Homeowners Association, Inc. 2026 Budget – Monthly Breakdown	Annual Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
3000 Landscaping													
3000-001 Lawn Care	54,000	1,000	1,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	3,000	1,000
3000-300 Tree Trimming													
3000-400 Tree Removal	300	25	25	25	25	25	25	25	25	25	25	25	25
3000-401 Tree Branch Removal	2,400	200	200	200	200	200	200	200	200	200	200	200	200
3000-600 Irrigation System													
3000-951 Plantings	3,300	275	275	275	275	275	275	275	275	275	275	275	275
3000-999 Plant & Lawn Care Misc.													
Total Category	**60,000**	**1,500**	**1,500**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**	**6,500**	**3,500**	**1,500**
4000 Repairs – Buildings & Grounds													
4000-001 Major Building Repair													
4000-100 Building Structural Repair													
4000-120 Drywall Repairs													
4000-173 Building Electrical	600	50	50	50	50	50	50	50	50	50	50	50	50
4000-176 Building Electrical (duplicate)													
4000-200 Roof Repairs	5,000	417	417	417	417	417	417	417	417	417	417	417	417
4000-212 Chimney Chase Repair	12,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
4000-301 Chimney Repair – Cap													
4000-350 Gutter & Downspout Repair	1,200	100	100	100	100	100	100	100	100	100	100	100	100
4000-353 Gutter Cleaning	3,200	267	267	267	267	267	267	267	267	267	267	267	267
4000-400 Painting	200	17	17	17	17	17	17	17	17	17	17	17	17
4000-450 Siding Replacement & Repair	24,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
4000-651 Crawlspace/Attic Repairs	800	67	67	67	67	67	67	67	67	67	67	67	67
4000-655 Dryer Vents	450	38	38	38	38	38	38	38	38	38	38	38	38
4000-700 Deck Repair & Maintenance	14,000	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167
4000-701 Deck Power Wash/Stain													
4000-750 Lights – Fixture Repair/Replace	200	17	17	17	17	17	17	17	17	17	17	17	17
4000-751 Lights – Bulb Replacement													
4000-800 Plumbing, Sewer, and Drains	5,400	450	450	450	450	450	450	450	450	450	450	450	450
4000-900 Pest Control – Animal													
4000-950 Rebill to Owner	-	-	-	-	-	-	-	-	-	-	-	-	-
4000-996 Building Trash Contract													
4000-997 General Maint. Miscellaneous													
4000-998 Building Maint. Miscellaneous													
4000-999 Buildings Miscellaneous	150	13	13	13	13	13	13	13	13	13	13	13	13
4500-050 Retaining Walls													
4500-060 Landscape Blocks/Pavers													
4500-100 Gazebo Maintenance	1,200	100	100	100	100	100	100	100	100	100	100	100	100
4500-105 Drainage & Erosion Control													
4500-150 Clean Grates & Drains													
4500-200 Pest Control – Insect													
4500-201 Pest Control – Animal	800	67	67	67	67	67	67	67	67	67	67	67	67
4500-505 Signage	600	50	50	50	50	50	50	50	50	50	50	50	50
4500-999 Grounds Miscellaneous	200	17	17	17	17	17	17	17	17	17	17	17	17
4600-100 Erosion Control													
Total Category	**70,000**	**5,833**	**5,833**	**5,833**	**5,833**	**5,833**	**5,833**	**5,833**	**5,833**	**5,833**	**5,833**	**5,833**	**5,833**

Water's Edge Homeowners Association, Inc. 2026 Budget – Monthly Breakdown	Annual Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5000 Utilities, Trash, Snow Removal													
5000-001 Electricity	6,200	517	517	517	517	517	517	517	517	517	517	517	517
5000-002 Water/Sewer – SMW	1,200	100	100	100	100	100	100	100	100	100	100	100	100
5000-011 Previous Electricity (ONB)	-	-	-	-	-	-	-	-	-	-	-	-	-
5500-001 Trash Removal	4,800	400	400	400	400	400	400	400	400	400	400	400	400
5500-003 Trash Buildings – Clean-Up	200	17	17	17	17	17	17	17	17	17	17	17	17
5500-010 Trash Buildings – Repair	200	17	17	17	17	17	17	17	17	17	17	17	17
5500-999 Trash Miscellaneous													
5700-001 Snow Removal & Sanding	19,400	6,500	6,500	700	-	-	-	-	-	-	-	700	5,000
Total Category	**32,000**	**7,550**	**7,550**	**1,750**	**1,050**	**1,050**	**1,050**	**1,050**	**1,050**	**1,050**	**1,050**	**1,750**	**6,050**
6000 Capital Improvements													
6000-100 Buildings – Exterior	150,000	3,000	3,000	25,000	25,000	25,000	26,000	26,000	6,000	3,000	3,000	2,500	2,500
6000-200 Buildings – Structural	45,000	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750
6000-300 Roads, Parking, Sidewalks	25,500	4,000	4,000	4,000	4,000	4,000	4,000	500	500	500	-	-	-
6000-400 Decks, Drainage, Erosion Control	20,056	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671
6000-500 Landscaping Master Plan	10,000	833	833	833	833	833	833	833	833	833	833	833	833
7000 Uncategorized Expense(s)													
Total Category	**250,556**	**13,255**	**13,255**	**35,255**	**35,255**	**35,255**	**36,255**	**32,755**	**12,755**	**9,755**	**9,255**	**8,755**	**8,755**
TOTAL EXPENSES	**1,032,112**	**85,876**	**62,476**	**105,876**	**132,308**	**108,904**	**110,904**	**127,304**	**63,904**	**57,904**	**80,304**	**45,876**	**50,475**
	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL SURPLUS / (DEFICIT)	**1,800**	**47,457**	**(31,030)**	**(14,078)**	**24,241**	**(54,244)**	**(16,592)**	**26,743**	**(31,744)**	**9,908**	**50,243**	**(22,730)**	**13,623**