



# Waters Landing Association, Inc.

20000 Father Hurley Blvd. • Germantown, MD 20874 • 301-972-3681 • [www.waterslanding.org](http://www.waterslanding.org)

---

September 19, 2025

Dear Waters Landing Owner:

We are pleased to let you know that the proposed 2026 Operating Budget is available for your review on the Waters Landing website. Please review the budget information which includes both the general common operating budget and the individual neighborhood's operating expenses. You have 30 days from the date of this letter to examine this budget and to bring any questions to our attention. Following this 30-day review period by the community, the Board of Directors will approve this 2026 Budget at their regular open meeting on Wednesday November 12, 2025.

You may bring your questions and comments to us at the Management Office either by phone (301)972-3681 or email to [wla@waterslanding.org](mailto:wla@waterslanding.org). Additionally, we are hosting a casual gathering to answer your questions in-person on Wednesday October 1<sup>st</sup> at our Community Center, from 4pm to 7pm. General Manager, Don Perper and the Board Treasurers will be present for your questions and comments. All are welcome.

Waters Landing Management and Board of Directors understand the importance of maintaining and consistently improving our beautiful community in such a way that we are adding value to our community members. To move us forward into the next year, knowing that we will have the proper resources to sustain our operations and keep our reserves healthy, the proposed 2026 budget calls for an overall increase in assessments of three percent (3%) over the 2025 budget.

We are proud of this new proposed budget which supports the ongoing efforts to improve our community while staying financially responsible. We are working hard to keep Waters Landing a great place to live and protect our property values. Over the past ten months, we have accomplished many things and have several other projects starting up soon:

1. Complete asphalt restoration for all common area and neighborhood roads and parking areas
2. Sidewalk and curb restoration throughout the community
3. Swimming pool pass access system allows us to manage the pool more efficiently.
4. Significant capital improvements at both pools with main filter replacements and 80% new underwater LED lighting.
5. Improved community room audio system for better hearing and virtual meeting quality.
6. Final preparation process to begin complete renovations of the swimming pool bathrooms and related areas.
7. Improvements to recreation areas to include pickleball and basketball court.



# Waters Landing Association, Inc.

20000 Father Hurley Blvd. • Germantown, MD 20874 • 301-972-3681 • [www.waterslanding.org](http://www.waterslanding.org)

The Waters Landing governing documents require that each budget be divided up into two sections. First, the general common operating portion includes the cost of services for all residents of Water Landing. This includes the reserve contribution, financial management, payroll, landscaping, trash removal, swimming pools and recreational areas, grounds maintenance and general repairs. Second, the individual neighborhood portion includes only the expenses applicable to your own community. Your monthly fee covers your portion of both your neighborhood's costs and the general costs. In our single-family neighborhoods, sidewalks, roadway maintenance, and snow removal are performed by Montgomery County. Additionally, owners of single-family homes and townhomes must pay the mandatory Montgomery County CCOC fee. All owners of Waters Landing contribute annually to the Lake Churchill Foundation which owns and maintains Lake Churchill and its surrounding paths.

Together our primary focus has been rebuilding a sense of community among all residents. With the support of our committee volunteers, Waters Landing has a growing number of community events and many more opportunities for all residents. Watch information and announcements on our Waters Landing website, [www.waterslanding.org](http://www.waterslanding.org).

2025 has been an exceptionally good year of transformation, growth, and great plans for next year and beyond. We hope that the recent developments and enhancements have made your experience in our community even more enjoyable. With continued enthusiasm, we will carry this momentum forward, ensuring ongoing improvements. We are confident that this budget not only strengthens our present but also lays a solid foundation for a bright future.

Respectfully,

Donald Perper, PCAM, CMCA  
General Manager

Anna Varnavas, Treasurer  
Waters Landing Board of Directors

Mark Sagarin, Assistant Treasurer  
Waters Landing Board of Directors

# WATERS LANDING NEIGHBORHOODS WITH STREET NAMES

---

## **Single Family**

### **Deep Wood Village**

Burnt Woods Court  
Burnt Woods Drive  
Burnt Woods Place

### **Gables/Manorwoods**

Alderleaf Court  
Alderleaf Drive  
Alderleaf Terrace  
Bargene Court  
Bargene Way

### **Highlands**

Anndyke Way (20600)  
Hartsbourne Drive  
Hartsbourne Way  
Spinning Wheel Court  
Spinning Wheel Drive (13500)

### **Lakeforest**

Biddeford Court  
Cloverdale Place  
Neerwinder Court  
Neerwinder Place  
Neerwinder Street

### **Laurelwood Cove**

Anndyke Place  
Anndyke Way (20500)  
Hazelnut Court  
Spinning Wheel Drive (13600)  
Spinning Wheel Place

### **Woodlands**

Amber Hill Court  
Clear Morning Court  
Clear Morning Place

## **Townhomes**

### **Country Lake**

Afternoon Lane

### **Harbour Place**

Waters Point Lane

### **LakeCrest**

Lowfield Drive

Lowfield Terrace

Staffordshire Court

Staffordshire Drive

Staffordshire Place

### **Logansport**

Sunbright Lane

### **Sunridge/Village**

Summersong Lane (Sunridge)

### **US Homes @ WL**

Diamond Hill Court

Diamond Hill Drive

### **Sunridge/Village**

Amethyst Lane (Village)

### **Waterbury Downs North**

White Church Circle

White Church Court

### **Waterbury Downs South**

Demetrias Way

Larentia Drive

### **Waters Edge**

Long Channel Circle

Long Channel Drive

Placid Lake Terrace

Sea Breeze Court

Tide Winds Way

**WATERS LANDING ASSOCIATION, INC.**  
**DRAFT FY 2026 BUDGET**  
**TOTAL COMBINED ASSESSMENT COST**

NEIGHBORHOOD	# UNITS	2026 GENERAL COMMON MONTHLY ASSESSMENT	2026 COMMUNITY MONTHLY ASSESSMENT	2026 TOTAL MONTHLY ASSESSMENT	2025 TOTAL MONTHLY ASSESSMENT	2026/2025 VARIANCE MONTHLY ASSESSMENT
ACCLAIM (FIELDS) (753)	143	\$ 23.52	\$ 4.15	\$ 27.67	\$ 26.86	3.00%
HERITAGE (753)	300	\$ 23.52	\$ 4.15	\$ 27.67	\$ 26.86	3.00%
CHURCHILL SENIOR LIVING (753)	255	\$ 8.21	\$ 4.15	\$ 12.36	\$ 12.00	3.00%
STONECREEK CLUB (753)	240	\$ 23.52	\$ 4.15	\$ 27.67	\$ 26.86	3.00%
LAKEVIEW (753)	150	\$ 33.06	\$ 4.15	\$ 37.21	\$ 36.13	3.00%
SOUTH SHORE HARBOUR (753)	98	\$ 33.09	\$ 4.15	\$ 37.24	\$ 36.16	3.00%
WATERS HOUSE (753)	248	\$ 33.09	\$ 4.15	\$ 37.24	\$ 36.16	3.00%
WAVERLY (753)	78	\$ 33.09	\$ 4.15	\$ 37.24	\$ 36.16	3.00%
LANDING GLEN (752)	114	\$ 37.79	\$ 4.15	\$ 41.94	\$ 40.72	3.00%
ESPRIT (754)	216	\$ 37.79	\$ 4.15	\$ 41.94	\$ 40.72	3.00%
COUNTRY LAKE (761)	89	\$ 44.43	\$ 65.78	\$ 110.21	\$ 107.00	3.00%
LAKE CREST (762)	131	\$ 36.28	\$ 63.32	\$ 99.60	\$ 96.70	3.00%
LOGANSPOUT (763)	57	\$ 53.99	\$ 64.46	\$ 118.45	\$ 115.00	3.00%
SUNRIDGE/ VILLAGE (764)	158	\$ 42.05	\$ 64.04	\$ 106.09	\$ 103.00	3.00%
WATERSBURY DOWN NORTH (765)	130	\$ 47.38	\$ 65.92	\$ 113.30	\$ 110.00	3.00%
WATERS EDGE (766)	150	\$ 44.16	\$ 71.20	\$ 115.36	\$ 112.00	3.00%
WATERSBURY DOWN SOUTH (767)	156	\$ 45.10	\$ 63.05	\$ 108.15	\$ 105.00	3.00%
HARBOUR PLACE (768)	58	\$ 55.03	\$ 62.39	\$ 117.42	\$ 114.00	3.00%
US HOMES (769)	46	\$ 59.24	\$ 63.33	\$ 122.57	\$ 119.00	3.00%
DEEP WOOD VILLAGE (755)	66	\$ 34.71	\$ 20.91	\$ 55.62	\$ 54.00	3.00%
GABLES/ MANORWOOD (756)	132	\$ 35.43	\$ 19.68	\$ 55.11	\$ 53.50	3.00%
HIGHLANDS (757)	105	\$ 35.28	\$ 20.34	\$ 55.62	\$ 54.00	3.00%
LAKEFOREST (758)	145	\$ 34.29	\$ 20.30	\$ 54.59	\$ 53.00	3.00%
LAURELWOOD COVE (759)	111	\$ 34.28	\$ 20.31	\$ 54.59	\$ 53.00	3.00%
WOODLANDS (760)	45	\$ 36.63	\$ 21.05	\$ 57.68	\$ 56.00	3.00%
	3421					

**WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET**

		2026 OPERATING BUDGET			NARRATIVE
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	
	<b>OPERATING INCOME</b>				
	<b>ASSESSMENTS</b>				
40725	APARTMENTS	\$217,858.10	\$ 46,712.40	\$ 264,570.50	Assessment income from apartment communities
40000	CONDOMINIUM	\$377,556.10	\$ 45,019.20	\$ 422,575.30	Assessment income from condominium communities
40575	SINGLE FAMILY	\$253,159.14	\$ 147,107.10	\$ 400,266.24	Assessment income from single family communities
40001	TOWNHOME	\$529,977.13	\$ 762,702.12	\$ 1,292,679.25	Assessment income from townhome communities
	<b>TOTAL ASSESSMENTS</b>	<b>\$ 1,378,550.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,380,091.29</b>	
	<b>OTHER INCOME</b>				
42645	COMMUNITY CENTER RENTALS	\$ 5,000.00	\$ -	\$ 5,000.00	Income from renting out the community center
	GENERAL ASSOCIATION FEE				General Common income from individual communities. Currently zero as we are looking at a different methodology for community HOA fee allocations.
43000	LATE FEES	\$ 16,000.00	\$ -	\$ 16,000.00	Late fee income collected from past due owner accounts
43075	LEGAL FEES	\$ 30,000.00	\$ -	\$ 30,000.00	Legal fees recovered from past due accounts
44145	RESERVE INTEREST	\$ 125,000.00	\$ -	\$ 125,000.00	Interest income earned from the general reserve capital funds
TBD	GUEST SWIMMING POOL PASSES	\$ 500.00	\$ -	\$ 500.00	Income from swimming pool guest passes
44285	PRIOR YEAR EXCESS/LOSS	\$ 100,000.00	\$ -	\$ 100,000.00	Provides for any prior year carryover.
	<b>TOTAL OTHER INCOME</b>	<b>\$ 276,500.00</b>	<b>\$ -</b>	<b>\$ 276,500.00</b>	
	<b>TOTAL OPERATING INCOME</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>	
	<b>TOTAL AVAILABLE INCOME</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>	
	<b>OPERATING EXPENSES</b>				
	<b>RESERVE CONTRIBUTION</b>				
	RESERVE CONTRIBUTION - GENERAL COMMON	\$ 153,981.00	\$ -	\$ 153,981.00	Based on initial projections from the reserve study, this is the annual contribution to the general reserves
	<b>TOTAL RESERVE CONTRIBUTION</b>	<b>\$ 153,981.00</b>	<b>\$ -</b>	<b>\$ 153,981.00</b>	
	<b>UTILITIES</b>				
	ELECTRICITY - COMMUNITY CENTER	\$ 12,833.74		\$ 12,833.74	Electricity costs for community center.
	ELECTRICITY - LAMPOSTS	\$ 1,642.79		\$ 1,642.79	Cost for electricity for light poles around the community center.
	ELECTRICITY - POOL A	\$ 6,156.48		\$ 6,156.48	Cost for electricity for Pool A.
	ELECTRICITY - POOL B	\$ 10,696.73		\$ 10,696.73	Cost for electricity for Pool B.
59000	ELECTRICITY - NEIGHBORHOODS	\$ -	\$ 62,000.00	\$ 62,000.00	Electricity for individual neighborhoods - paid from neighborhood budgets.
	WATER AND SEWER - COMMUNITY CENTER	\$ 3,180.00		\$ 3,180.00	Provides for water and sewer for community center.
	WATER AND SEWER - POOL A	\$ 10,600.00		\$ 10,600.00	Provides for water and sewer for Pool A.
	WATER AND SEWER - POOL B	\$ 10,600.00		\$ 10,600.00	Provides for water and sewer for Pool B.
	TELEPHONE AND NETWORK	\$ 6,000.00		\$ 6,000.00	Cost for telephone service and network for all common areas
	<b>TOTAL UTILITIES</b>	<b>\$ 61,709.73</b>	<b>\$ 62,000.00</b>	<b>\$ 123,709.73</b>	
	<b>SWIMMING POOLS</b>				
73536	POOL - FURNITURE/EQUIPMENT	\$ 1,500.00		\$ 1,500.00	
73576	POOL - A REPAIRS	\$ 3,000.00		\$ 3,000.00	Cost for non-capital Pool A Repairs
73596	POOL - A SUPPLIES	\$ 5,500.00		\$ 5,500.00	Cost for Pool A Supplies
73578	POOL - B REPAIRS	\$ 3,000.00		\$ 3,000.00	Cost for non -capital Pool B Repairs
73598	POOL - B SUPPLIES	\$ 5,500.00		\$ 5,500.00	Cost for Pool B Supplies
73548	SWIM TEAM	\$ 10,000.00		\$ 10,000.00	Annual Donation to the Waters Landing Swim Team.
	<b>TOTAL SWIMMING POOLS</b>	<b>\$ 28,500.00</b>	<b>\$ -</b>	<b>\$ 28,500.00</b>	
	<b>SOCIAL AND LIFESTYLE</b>				
52240	COMMUNITY EVENTS	\$ 15,000.00		\$ 15,000.00	New line item replacing Committee Expense. Provides funding for approved community events and special initiatives.
	<b>TOTAL SOCIAL AND LIFESTYLE</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ 15,000.00</b>	
	<b>REPAIRS AND MAINTENANCE</b>				
70215	COMMUNITY CENTER R&M	\$ 12,000.00		\$ 12,000.00	Provides for maintenance, repairs and upkeep for the community center.
70220	BUILDING IMPROVEMENTS	\$ 3,500.00		\$ 3,500.00	Provides for small upgrades in the community center.
64120	MAINTENANCE -SITE	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00	Provides for general and neighborhood common areas repairs,maintenance, and trash cleanup.
TBD	HANDYMAN	\$ 65,000.00		\$ 65,000.00	Provides for servicing the dog stations, grounds trash removal, and other services as needed.
65700	TREE MAINTENANCE	\$ 25,000.00	\$ 75,000.00	\$ 100,000.00	Provides for general and neighborhood common area tree maintenance.
TBD	LANDSCAPING - NON CONTRACT	\$ 5,000.00	\$ -	\$ 5,000.00	Provides for landscaping expenses not included in the contract.
66045	HVAC R&M	\$ 3,000.00		\$ 3,000.00	Provides for servicing and maintaining the two HVAC units in the community center.
67005	ROAD REPAIRS	\$ 2,000.00		\$ 2,000.00	Covers minor work to association common roads, paths, etc.
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<b>\$ 155,500.00</b>	<b>\$ 85,000.00</b>	<b>\$ 240,500.00</b>	



**WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET**

		2026 OPERATING BUDGET			NARRATIVE
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	
	<b>CONTRACTS</b>				
61050	REFUSE	\$ 9,943.71	\$ 208,599.29	\$ 218,543.00	Cost of trash removal from neighborhoods
62020	LAWN MAINTENANCE	\$ 89,848.00	\$ 130,152.00	\$ 220,000.00	Cost of grounds and lawn maintenance for general community and neighborhoods
63225	JANITORIAL	\$ 14,000.00	\$ -	\$ 14,000.00	Provides for cleaning of community center and office.
62100	SNOW REMOVAL	\$ 87,975.00	\$ 142,025.00	\$ 230,000.00	Snow removal for general common areas and townhouse streets and sidewalks.
73502	POOL - CONTRACT	\$ 215,000.00	\$ -	\$ 215,000.00	Covers the swimming management and operations expense for Pool A and Pool B.
	<b>TOTAL CONTRACTS</b>	<b>\$ 416,766.71</b>	<b>\$ 480,776.29</b>	<b>\$ 897,543.00</b>	
	<b>TAXES AND INSURANCE</b>				
52505	COUNTY COMMISSION	\$ -	\$ 10,263.50	\$ 10,263.50	Each home in Waters Landing pays an annual \$6.50 fee to the Montgomery County CCOC
54055	REAL ESTATE TAXES	\$ 5,723.45	\$ 49,276.23	\$ 54,999.68	Pays for real estate tax on common area parcels.
54255	INCOME TAXES	\$ 20,000.00		\$ 20,000.00	Covers cost of federal and state taxes on reserve interest
53080	D&O INSURANCE	\$ 13,200.00		\$ 13,200.00	Gives coverage to board in case of litigation in the course of fulfilling their elected roles.
53190	PROPERTY & LIABILITY	\$ 41,400.00		\$ 41,400.00	Part of the master insurance - covers major liability and common area property damage
53220	UMBRELLA POLICY	\$ 3,870.00		\$ 3,870.00	Part of the master insurance - give additional coverage above the property & liability limits.
TBD	CRIME POLICY	\$ 970.00		\$ 970.00	Covers theft of association funds by board of directors
57240	WORKERS' COMP. INSURANCE - (non employee)	\$ 800.00		\$ 800.00	Covers an uninsured contractor who may injure themselves when doing work for the assoc.
	<b>TOTAL TAXES AND INSURANCE</b>	<b>\$ 85,963.45</b>	<b>\$ 59,539.73</b>	<b>\$ 145,503.18</b>	
	<b>PROFESSIONAL EXPENSES</b>				
55570	MANAGEMENT CONTRACT	\$ 108,424.50		\$ 108,424.50	Covers the annual management contract with FirstService Residential.
55065	AUDITOR	\$ 16,000.00		\$ 16,000.00	Covers the cost of the independent annual audit by the Goldklang Group and tax filings.
55135	CONSULTANTS	\$ 2,000.00		\$ 2,000.00	Pays for third party consultants on minor concerns.
50850	MEETING MINUTES	\$ 3,300.00		\$ 3,300.00	Provides for taking and transcribing of meeting minutes for all board meetings.
55235	LEGAL	\$ 10,000.00		\$ 10,000.00	Covers cost for general legal services for Board and Management.
55285	LEGAL - COLLECTIONS	\$ 90,000.00		\$ 90,000.00	Cover the association's legal costs in collecting past due balances turned over to legal.
55290	LEGAL - LITIGATION	\$ 5,000.00		\$ 5,000.00	In case of litigation against the association, serves as a placeholder for legal costs.
55485	LEGAL RETAINER	\$ 3,000.00		\$ 3,000.00	Cover the monthly retainer cost for legal services for Board and Management.
	<b>TOTAL PROFESSIONAL EXPENSES</b>	<b>\$ 237,724.50</b>	<b>\$ -</b>	<b>\$ 237,724.50</b>	
	<b>STAFFING</b>				
	PAYROLL MANAGEMENT	\$ 380,508.31		\$ 380,508.31	Provides for total payroll, taxes and benefits for office staff.
	COVENANTS ENFORCEMENT	\$ 15,000.00		\$ 15,000.00	Provides support for additional staffing for architectural enforcement
	<b>TOTAL STAFFING</b>	<b>\$ 395,508.31</b>	<b>\$ -</b>	<b>\$ 395,508.31</b>	
	<b>ADMINISTRATIVE</b>				
	CONTINUING EDUCATION	\$ -		\$ -	Provides for continuing education for board and committees.
50000	FIRSTSERVICE ADMIN EXPENSE	\$ 70,000.00		\$ 70,000.00	Non-contract administrative costs for accounting, pre-collections, coupons and similar.
50790	CHURCHILL FOUNDATION FEES	\$ -	\$ 170,365.80	\$ 170,365.80	Created in 1971, Lake Churchill serves as both a stormwater facility and a community amenity. The Foundation manages the lake's conservation, wildlife habitat, and upkeep, including trash removal, dog waste bags, and tree planting. It also maintains the weir area in a natural state and follows strong environmental practices. Membership ensures the lake remains a healthy, well-cared-for resource. More information, including past and current projects, can be found at <a href="http://churchillcommunityfoundation.com">churchillcommunityfoundation.com</a>
50795	GENERAL COMMON ASSOCIATION FEE			\$ -	.
50875	MISCELLANEOUS	\$ 1,000.00		\$ 1,000.00	For small uncategorized expenses.
51135	OFFICE EQUIPMENT	\$ 6,000.00		\$ 6,000.00	Covers any costs for office equipment replacement or upgrades.
51630	DUES & SUBSCRIPTIONS	\$ 3,580.00		\$ 3,580.00	WLA Zoom- \$17.50 (monthly); Committee Zoom- \$18.01 (monthly); Waters Landing Domain- \$46.34 (yearly); Waters Landing Website + Marketing- \$381.48 (yearly); Waters Landing Email- \$119.88 (yearly); Committee's Email- \$101.64 (yearly); DocuSign- \$318 (yearly); Election Buddy- \$598 (includes election license & rush fee); Toshiba Printer- \$259.93 (monthly); CAI- \$540 (annual membership and dues - annual); Access Granted- \$1,045 (annual contract for swimming pool pass database)
51980	RESERVE CONTRIBUTION		\$ 143,859.00	\$ 143,859.00	Provides for the individual neighborhoods' reserve contributions - per initial reserve study draft.

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			NARRATIVE
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	
52095	POSTAGE	\$ 10,000.00		\$ 10,000.00	Provides for postage for mailings by office staff.
52105	PRINTING & DUPLICATING	\$ 11,600.00		\$ 11,600.00	Provides for printing expenses for membership meeting notices and other announcements.
52230	OFFICE SUPPLES	\$ 2,500.00		\$ 2,500.00	Provides for purchase of office supplies for office and association use.
	TOTAL ADMINISTRATIVE	\$ 104,680.00	\$ 314,224.80	\$ 418,904.80	
	TOTAL OPERATING EXPENSES	\$ 1,655,333.69	\$ 1,001,540.82	\$ 2,656,874.52	
	NET INCOME	\$ -	\$ -	\$ -	
	TRANSFER FROM RESERVES				
	TOTAL TRANSFER FROM RESERVES				
	RESERVE EXPENSES				
84120	Reserve Study	\$ -	\$ -	\$ -	
87246	Community Center Wood Retaining Walls	\$ -	\$ -	\$ -	
87248	Sealcoat	\$ -	\$ -	\$ -	
87258	Concrete Retaining Walls	\$ -	\$ -	\$ -	
87328	Mailboxes	\$ -	\$ -	\$ -	
87820	Concrete Sidewalks	\$ -	\$ -	\$ -	
87830	Concrete - Curb and Gutter Repairs	\$ -	\$ -	\$ -	
88902	Asphalt Milling and Overlay-Comm. Cntr	\$ -	\$ -	\$ -	
88906	Asphalt Paving	\$ -	\$ -	\$ -	
90030	Pool A Pumps	\$ -	\$ -	\$ -	
90040	Pool A Main Filters	\$ -	\$ -	\$ -	
90045	Pool A Wading Filter	\$ -	\$ -	\$ -	
90055	Pool B Wading Filter	\$ -	\$ -	\$ -	
90070	Pool A Underwater Lighting	\$ -	\$ -	\$ -	
90075	Pool B Underwater Lighting	\$ -	\$ -	\$ -	
90080	Roof - Pool House - Pool B	\$ -	\$ -	\$ -	
90110	Pool Furniture	\$ -	\$ -	\$ -	
90120	Bath House - Painting and Repairs - Pool A	\$ -	\$ -	\$ -	
90150	Bath House - Painting and Repairs - Pool B	\$ -	\$ -	\$ -	
90155	Pool House A - renovation	\$ -	\$ -	\$ -	
90160	Pool House B renovation	\$ -	\$ -	\$ -	
90210	Pool Deck Caulking - Pool A	\$ -	\$ -	\$ -	
90215	Pool Matting	\$ -	\$ -	\$ -	
90220	Community Center Deck	\$ -	\$ -	\$ -	
	Recreation Court Maintenance	\$ -	\$ -	\$ -	
	Community Entrance Signage	\$ -	\$ -	\$ -	
	TOTAL RESERVE EXPENSES	\$ -	\$ -	\$ -	
	NET RESERVE TRANSFERS	\$ -	\$ -	\$ -	



**WATERS LANDING ASSOCIATION, INC.**  
**DRAFT FY 2026 BUDGET**  
**SUMMARY COMBINED WORKSHEET**

							2026 OPERATING BUDGET		
		CONSOLIDATED PRIOR YEAR ACTUALS 2024	CONSOLIDATED CURRENT BUDGET 2025	CONSOLIDATED YTD JAN-JUN 2025	CONSOLIDATED PROJECTED JUL-DEC 2025	CONSOLIDATED PROJECTED TOTAL 2025	GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026
	<b>OPERATING INCOME</b>								
	<b>ASSESSMENTS</b>								
40725	APARTMENTS	\$ 302,376.00	\$ 256,864.56	\$ 128,432.00	\$ 128,432.00	\$ 256,864.00	\$217,858.10	\$ 46,712.40	\$ 264,570.50
40000	CONDOMINIUM	\$ 410,298.00	\$ 410,267.28	\$ 205,134.00	\$ 205,134.00	\$ 410,268.00	\$377,556.10	\$ 45,019.20	\$ 422,575.30
40575	SINGLE FAMILY	\$ 270,960.00	\$ 388,608.00	\$ 194,304.00	\$ 194,304.00	\$ 388,608.00	\$253,159.14	\$ 147,107.10	\$ 400,266.24
40001	TOWNHOME	\$ 437,400.00	\$ 1,255,028.40	\$ 627,514.20	\$ 627,514.20	\$ 1,255,028.40	\$529,977.13	\$ 762,702.12	\$ 1,292,679.25
	<b>TOTAL ASSESSMENTS</b>	<b>\$ 1,421,034.00</b>	<b>\$ 2,310,768.24</b>	<b>\$ 1,155,384.20</b>	<b>\$ 1,155,384.20</b>	<b>\$ 2,310,768.40</b>	<b>\$ 1,378,550.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,380,091.29</b>
	<b>OTHER INCOME</b>								
42645	COMMUNITY CENTER RENTALS	\$ 10,225.00	\$ 10,000.00	\$ 1,280.00	\$ 5,000.00	\$ 6,280.00	\$ 5,000.00	\$ -	\$ 5,000.00
	GENERAL ASSOCIATION FEE					\$ -			
43000	LATE FEES	\$ 27,579.00	\$ 15,000.00	\$ 9,698.00	\$ 6,000.00	\$ 15,698.00	\$ 16,000.00	\$ -	\$ 16,000.00
43075	LEGAL FEES	\$ 26,747.00	\$ 30,000.00	\$ 4,779.00	\$ 4,800.00	\$ 9,579.00	\$ 30,000.00	\$ -	\$ 30,000.00
44145	RESERVE INTEREST	\$ 180,907.00	\$ 125,000.00	\$ 80,887.00	\$ 70,000.00	\$ 150,887.00	\$ 125,000.00	\$ -	\$ 125,000.00
TBD	GUEST SWIMMING POOL PASSES		\$ -			\$ -	\$ 500.00	\$ -	\$ 500.00
44285	PRIOR YEAR EXCESS/LOSS	\$ 85,116.00	\$ 100,000.00			\$ -	\$ 100,000.00	\$ -	\$ 100,000.00
	<b>TOTAL OTHER INCOME</b>	<b>\$ 330,574.00</b>	<b>\$ 280,000.00</b>	<b>\$ 96,644.00</b>	<b>\$ 85,800.00</b>	<b>\$ 182,444.00</b>	<b>\$ 276,500.00</b>	<b>\$ -</b>	<b>\$ 276,500.00</b>
	<b>TOTAL OPERATING INCOME</b>	<b>\$ 1,751,608.00</b>	<b>\$ 2,590,768.24</b>	<b>\$ 1,252,028.20</b>	<b>\$ 1,241,184.20</b>	<b>\$ 2,493,212.40</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>
	<b>TOTAL AVAILABLE INCOME</b>	<b>\$ 1,751,608.00</b>	<b>\$ 2,405,768.24</b>	<b>\$ 1,159,526.20</b>	<b>\$ 1,148,682.20</b>	<b>\$ 2,308,208.40</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>
	<b>OPERATING EXPENSES</b>								
	<b>RESERVE CONTRIBUTION</b>								
	RESERVE CONTRIBUTION - GENERAL COMMON						\$ 153,981.00	\$ -	\$ 153,981.00
	<b>TOTAL RESERVE CONTRIBUTION</b>						<b>\$ 153,981.00</b>	<b>\$ -</b>	<b>\$ 153,981.00</b>
	<b>UTILITIES</b>								
TBD	ELECTRICITY - COMMUNITY CENTER	\$ 11,193.00	\$ 12,000.00	\$ 5,906.00	\$ 6,201.30	\$ 12,107.30	\$ 12,833.74		\$ 12,833.74
TBD	ELECTRICITY - LAMPOSTS	\$ 1,341.00	\$ 1,500.00	\$ 756.00	\$ 793.80	\$ 1,549.80	\$ 1,642.79		\$ 1,642.79
TBD	ELECTRICITY - POOL A	\$ 68.00	\$ 5,000.00	\$ 2,304.00	\$ 3,500.00	\$ 5,804.00	\$ 6,156.48		\$ 6,156.48
TBD	ELECTRICITY - POOL B	\$ 8,441.00	\$ 10,000.00	\$ 7,020.00	\$ 3,071.25	\$ 10,091.25	\$ 10,696.73		\$ 10,696.73
TBD	ELECTRICITY - NEIGHBORHOODS	\$ 54,066.00	\$ 50,000.00	\$ 28,809.00	\$ 30,249.45	\$ 59,058.45	\$ -	\$ 62,000.00	\$ 62,000.00
TBD	WATER AND SEWER - COMMUNITY CENTER	\$ 21,691.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00	\$ 3,180.00		\$ 3,180.00
TBD	WATER AND SEWER - POOL A	\$ 1,971.00	\$ 10,000.00	\$ 1,500.00	\$ 8,500.00	\$ 10,000.00	\$ 10,600.00		\$ 10,600.00
TBD	WATER AND SEWER - POOL B	\$ 2,783.00	\$ 10,000.00	\$ 541.00	\$ 9,459.00	\$ 10,000.00	\$ 10,600.00		\$ 10,600.00
TBD	TELEPHONE AND NETWORK	\$ 8,809.00	\$ 5,400.00	\$ 5,392.00	\$ 4,000.00	\$ 9,392.00	\$ 6,000.00		\$ 6,000.00
	<b>TOTAL UTILITIES</b>	<b>\$ 110,363.00</b>	<b>\$ 104,900.00</b>	<b>\$ 53,728.00</b>	<b>\$ 67,274.80</b>	<b>\$ 121,002.80</b>	<b>\$ 61,709.73</b>	<b>\$ 62,000.00</b>	<b>\$ 123,709.73</b>

**WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET**

							2026 OPERATING BUDGET		
		CONSOLIDATED PRIOR YEAR ACTUALS 2024	CONSOLIDATED CURRENT BUDGET 2025	CONSOLIDATED YTD JAN-JUN 2025	CONSOLIDATED PROJECTED JUL-DEC 2025	CONSOLIDATED PROJECTED TOTAL 2025	GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026
	<b>SWIMMING POOLS</b>								
73536	POOL - FURNITURE/EQUIPMENT	\$ -	\$ 1,500.00	\$ 1,570.00		\$ 1,570.00	\$ 1,500.00		\$ 1,500.00
73576	POOL - A REPAIRS	\$ 13,974.00	\$ 2,500.00	\$ 1,250.00	\$ 2,500.00	\$ 3,750.00	\$ 3,000.00		\$ 3,000.00
73596	POOL - A SUPPLIES	\$ 2,348.00	\$ 5,500.00	\$ -	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00		\$ 5,500.00
73578	POOL - B REPAIRS	\$ 8,772.00	\$ 2,500.00	\$ 1,300.00	\$ 2,500.00	\$ 3,800.00	\$ 3,000.00		\$ 3,000.00
73598	POOL - B SUPPLIES	\$ 2,291.00	\$ 5,500.00	\$ -	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00		\$ 5,500.00
73548	SWIM TEAM		\$ 12,000.00	\$ 10,000.00		\$ 10,000.00	\$ 10,000.00		\$ 10,000.00
	<b>TOTAL SWIMMING POOLS</b>	<b>\$ 33,385.00</b>	<b>\$ 29,500.00</b>	<b>\$ 14,120.00</b>	<b>\$ 16,750.00</b>	<b>\$ 30,870.00</b>	<b>\$ 28,500.00</b>	<b>\$ -</b>	<b>\$ 28,500.00</b>
	<b>SOCIAL AND LIFESTYLE</b>								
52240	COMMUNITY EVENTS	\$ 11,041.00				\$ -	\$ 15,000.00		\$ 15,000.00
	<b>TOTAL SOCIAL AND LIFESTYLE</b>	<b>\$ 11,041.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ 15,000.00</b>
	<b>REPAIRS AND MAINTENANCE</b>								
70215	COMMUNITY CENTER R&M	\$ 5,481.00	\$ 12,000.00	\$ 7,041.00	\$ 4,500.00	\$ 11,541.00	\$ 12,000.00		\$ 12,000.00
70220	BUILDING IMPROVEMENTS	\$ -	\$ 2,500.00	\$ 2,645.00	\$ 2,645.00	\$ 5,290.00	\$ 3,500.00		\$ 3,500.00
64120	MAINTENANCE -SITE	\$ 75,127.00	\$ 50,000.00	\$ 24,001.00	\$ 30,000.00	\$ 54,001.00	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00
TBD	HANDYMAN		\$ 65,000.00	\$ 32,500.00	\$ 32,500.00	\$ 65,000.00	\$ 65,000.00		\$ 65,000.00
65700	TREE MAINTENANCE	\$ 89,215.00	\$ 98,250.00	\$ 42,710.00	\$ 58,000.00	\$ 100,710.00	\$ 25,000.00	\$ 75,000.00	\$ 100,000.00
TBD	LANDSCAPING - NON CONTRACT					\$ -	\$ 5,000.00	\$ -	\$ 5,000.00
66045	HVAC R&M	\$ 2,719.00	\$ 3,000.00	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00		\$ 3,000.00
67005	ROAD REPAIRS	\$ -	\$ 2,000.00	\$ -	\$ 3,000.00	\$ 3,000.00	\$ 2,000.00		\$ 2,000.00
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<b>\$ 172,542.00</b>	<b>\$ 232,750.00</b>	<b>\$ 108,897.00</b>	<b>\$ 133,645.00</b>	<b>\$ 242,542.00</b>	<b>\$ 155,500.00</b>	<b>\$ 85,000.00</b>	<b>\$ 240,500.00</b>
	<b>CONTRACTS</b>								
61050	REFUSE	\$ 201,517.00	\$ 208,136.32	\$ 103,124.00	\$ 105,012.32	\$ 208,136.32	\$ 9,943.71	\$ 208,599.29	\$ 218,543.00
62020	LAWN MAINTENANCE	\$ 194,830.00	\$ 216,201.00	\$ 86,384.00	\$ 129,817.00	\$ 216,201.00	\$ 89,848.00	\$ 130,152.00	\$ 220,000.00
63225	JANITORIAL	\$ 19,281.00	\$ 12,000.00	\$ 6,572.00	\$ 7,200.00	\$ 13,772.00	\$ 14,000.00	\$ -	\$ 14,000.00
62100	SNOW REMOVAL	\$ 69,003.00	\$ 230,000.00	\$ 116,980.00	\$ 12,000.00	\$ 128,980.00	\$ 87,975.00	\$ 142,025.00	\$ 230,000.00
73502	POOL - CONTRACT	\$ 126,757.00	\$ 195,000.00	\$ 129,140.00	\$ 65,860.00	\$ 195,000.00	\$ 215,000.00	\$ -	\$ 215,000.00
	<b>TOTAL CONTRACTS</b>	<b>\$ 611,388.00</b>	<b>\$ 861,337.32</b>	<b>\$ 442,200.00</b>	<b>\$ 319,889.32</b>	<b>\$ 762,089.32</b>	<b>\$ 416,766.71</b>	<b>\$ 480,776.29</b>	<b>\$ 897,543.00</b>
	<b>TAXES AND INSURANCE</b>								

**WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET**

							2026 OPERATING BUDGET		
		CONSOLIDATED PRIOR YEAR ACTUALS 2024	CONSOLIDATED CURRENT BUDGET 2025	CONSOLIDATED YTD JAN-JUN 2025	CONSOLIDATED PROJECTED JUL-DEC 2025	CONSOLIDATED PROJECTED TOTAL 2025	GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026
52505	COUNTY COMMISSION	\$ 19,480.00	\$ 10,264.00	\$ -	\$ 10,264.00	\$ 10,264.00	\$ -	\$ 10,263.50	\$ 10,263.50
54055	REAL ESTATE TAXES	\$ -	\$ 23,100.00	\$ 22,883.00	\$ 51,359.00	\$ 74,242.00	\$ 5,723.45	\$ 49,276.23	\$ 54,999.68
54255	INCOME TAXES	\$ 90,350.00	\$ 40,000.00	\$ 31,000.00	\$ -	\$ 31,000.00	\$ 20,000.00		\$ 20,000.00
53080	D&O INSURANCE	\$ 5,861.00	\$ 12,000.00	\$ 5,109.00	\$ 12,570.00	\$ 17,679.00	\$ 13,200.00		\$ 13,200.00
53190	PROPERTY & LIABILITY	\$ 26,616.00	\$ 36,000.00	\$ -	\$ 39,437.00	\$ 39,437.00	\$ 41,400.00		\$ 41,400.00
53220	UMBRELLA POLICY	\$ 1,535.00	\$ 3,700.00	\$ 4,211.00	\$ 3,683.00	\$ 7,894.00	\$ 3,870.00		\$ 3,870.00
TBD	CRIME POLICY				\$ 922.00	\$ 922.00	\$ 970.00		\$ 970.00
57240	WORKERS' COMP. INSURANCE - (non employee)	\$ 1,852.00	\$ 540.00	\$ 225.00	\$ 540.00	\$ 765.00	\$ 800.00		\$ 800.00
	<b>TOTAL TAXES AND INSURANCE</b>	<b>\$ 145,694.00</b>	<b>\$ 125,604.00</b>	<b>\$ 63,428.00</b>	<b>\$ 118,775.00</b>	<b>\$ 182,203.00</b>	<b>\$ 85,963.45</b>	<b>\$ 59,539.73</b>	<b>\$ 145,503.18</b>
	<b>PROFESSIONAL EXPENSES</b>								
55570	MANAGEMENT CONTRACT	\$ 107,292.00	\$ 103,579.00	\$ 52,787.00	\$ 52,787.00	\$ 105,574.00	\$ 108,424.50		\$ 108,424.50
55065	AUDITOR	\$ 15,943.00	\$ 10,000.00	\$ 150.00	\$ 15,500.00	\$ 15,650.00	\$ 16,000.00		\$ 16,000.00
55135	CONSULTANTS	\$ 139.00	\$ 1,000.00	\$ 416.00	\$ 1,500.00	\$ 1,916.00	\$ 2,000.00		\$ 2,000.00
50850	MEETING MINUTES	\$ 2,890.00	\$ 3,120.00	\$ 1,765.00	\$ 2,100.00	\$ 3,865.00	\$ 3,300.00		\$ 3,300.00
55235	LEGAL	\$ 5,185.00	\$ 20,000.00	\$ 702.00	\$ 10,000.00	\$ 10,702.00	\$ 10,000.00		\$ 10,000.00
55285	LEGAL - COLLECTIONS	\$ 139,467.00	\$ 65,000.00	\$ 53,197.00	\$ 76,803.00	\$ 130,000.00	\$ 90,000.00		\$ 90,000.00
55290	LEGAL - LITIGATION	\$ -	\$ 25,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00		\$ 5,000.00
55485	LEGAL RETAINER	\$ 2,520.00	\$ 2,280.00	\$ 920.00	\$ 1,500.00	\$ 2,420.00	\$ 3,000.00		\$ 3,000.00
	<b>TOTAL PROFESSIONAL EXPENSES</b>	<b>\$ 273,436.00</b>	<b>\$ 229,979.00</b>	<b>\$ 109,937.00</b>	<b>\$ 170,190.00</b>	<b>\$ 280,127.00</b>	<b>\$ 237,724.50</b>	<b>\$ -</b>	<b>\$ 237,724.50</b>
	<b>STAFFING</b>								
	PAYROLL MANAGEMENT	\$ 349,681.00	\$ 363,388.36	\$ 188,812.00	\$ 177,115.00	\$ 365,927.00	\$ 380,508.31		\$ 380,508.31
	COVENANTS ENFORCEMENT		\$ -			\$ -	\$ 15,000.00		\$ 15,000.00
	<b>TOTAL STAFFING</b>	<b>\$ 349,681.00</b>	<b>\$ 363,388.36</b>	<b>\$ 188,812.00</b>	<b>\$ 177,115.00</b>	<b>\$ 365,927.00</b>	<b>\$ 395,508.31</b>	<b>\$ -</b>	<b>\$ 395,508.31</b>
	<b>ADMINISTRATIVE</b>								
	CONTINUING EDUCATION					\$ -	\$ -		\$ -
50000	FIRSTSERVICE ADMIN EXPENSE	\$ 55,870.00	\$ 70,000.00	\$ 18,969.00	\$ 51,031.00	\$ 70,000.00	\$ 70,000.00		\$ 70,000.00

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

							2026 OPERATING BUDGET		
		CONSOLIDATED PRIOR YEAR ACTUALS 2024	CONSOLIDATED CURRENT BUDGET 2025	CONSOLIDATED YTD JAN-JUN 2025	CONSOLIDATED PROJECTED JUL-DEC 2025	CONSOLIDATED PROJECTED TOTAL 2025	GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026
50790	CHURCHILL FOUNDATION FEES		\$ 146,269.00	\$ 79,025.00	\$ 79,025.00	\$ 158,050.00	\$ -	\$ 170,365.80	\$ 170,365.80
50795	GENERAL COMMON ASSOCIATION FEE	\$ 1,430,088.00		\$ 646,218.00	\$ 783,870.00	\$ 1,430,088.00			\$ -
50875	MISCELLANEOUS	\$ 1,575.00	\$ 750.00	\$ 145.00		\$ 145.00	\$ 1,000.00		\$ 1,000.00
51135	OFFICE EQUIPMENT	\$ 10,702.00	\$ 5,000.00	\$ 3,949.00	\$ 3,000.00	\$ 6,949.00	\$ 6,000.00		\$ 6,000.00
51630	DUES & SUBSCRIPTIONS	\$ 3,146.00	\$ 1,000.00	\$ 722.00	\$ 400.00	\$ 1,122.00	\$ 3,580.00		\$ 3,580.00
51980	RESERVE CONTRIBUTION							\$ 143,859.00	\$ 143,859.00
52095	POSTAGE	\$ 6,249.00	\$ 10,000.00	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00		\$ 10,000.00
52105	PRINTING & DUPLICATING	\$ 42,998.00	\$ 13,000.00	\$ 5,751.00	\$ 6,000.00	\$ 11,751.00	\$ 11,600.00		\$ 11,600.00
52230	OFFICE SUPPLES	\$ 3,135.00	\$ 2,500.00	\$ 677.00	\$ 1,800.00	\$ 2,477.00	\$ 2,500.00		\$ 2,500.00
	TOTAL ADMINISTRATIVE	\$ 1,674,205.00	\$ 280,519.00	\$ 757,161.00	\$ 960,796.00	\$ 1,717,957.00	\$ 104,680.00	\$ 314,224.80	\$ 418,904.80
	TOTAL OPERATING EXPENSES	\$ 3,381,735.00	\$ 2,227,977.68	\$ 1,738,283.00	\$ 1,964,435.12	\$ 3,702,718.12	\$ 1,655,333.69	\$ 1,001,540.82	\$ 2,656,874.52
	NET INCOME	\$ (1,630,127.00)	\$ 177,790.56	\$ (578,756.80)	\$ (815,752.92)	\$ (1,394,509.72)	\$ -	\$ -	\$ -
	TRANSFER FROM RESERVES								
				\$ 859,874.00	\$ -	\$ 859,874.00			
	TOTAL TRANSFER FROM RESERVES			\$ 859,874.00	\$ -	\$ 859,874.00			
	RESERVE EXPENSES								
84120	Reserve Study			\$ 5,600.00	\$ 10,000.00	\$ 15,600.00	\$ -	\$ -	\$ -
87246	Community Center Wood Retaining Walls			\$ 6,842.00		\$ 6,842.00	\$ -	\$ -	\$ -
87248	Sealcoat			\$ 13,900.00		\$ 13,900.00	\$ -	\$ -	\$ -
87258	Concrete Retaining Walls			\$ 1,788.00		\$ 1,788.00	\$ -	\$ -	\$ -
87328	Mailboxes			\$ 1,905.00	\$ 5,000.00	\$ 6,905.00	\$ -	\$ -	\$ -

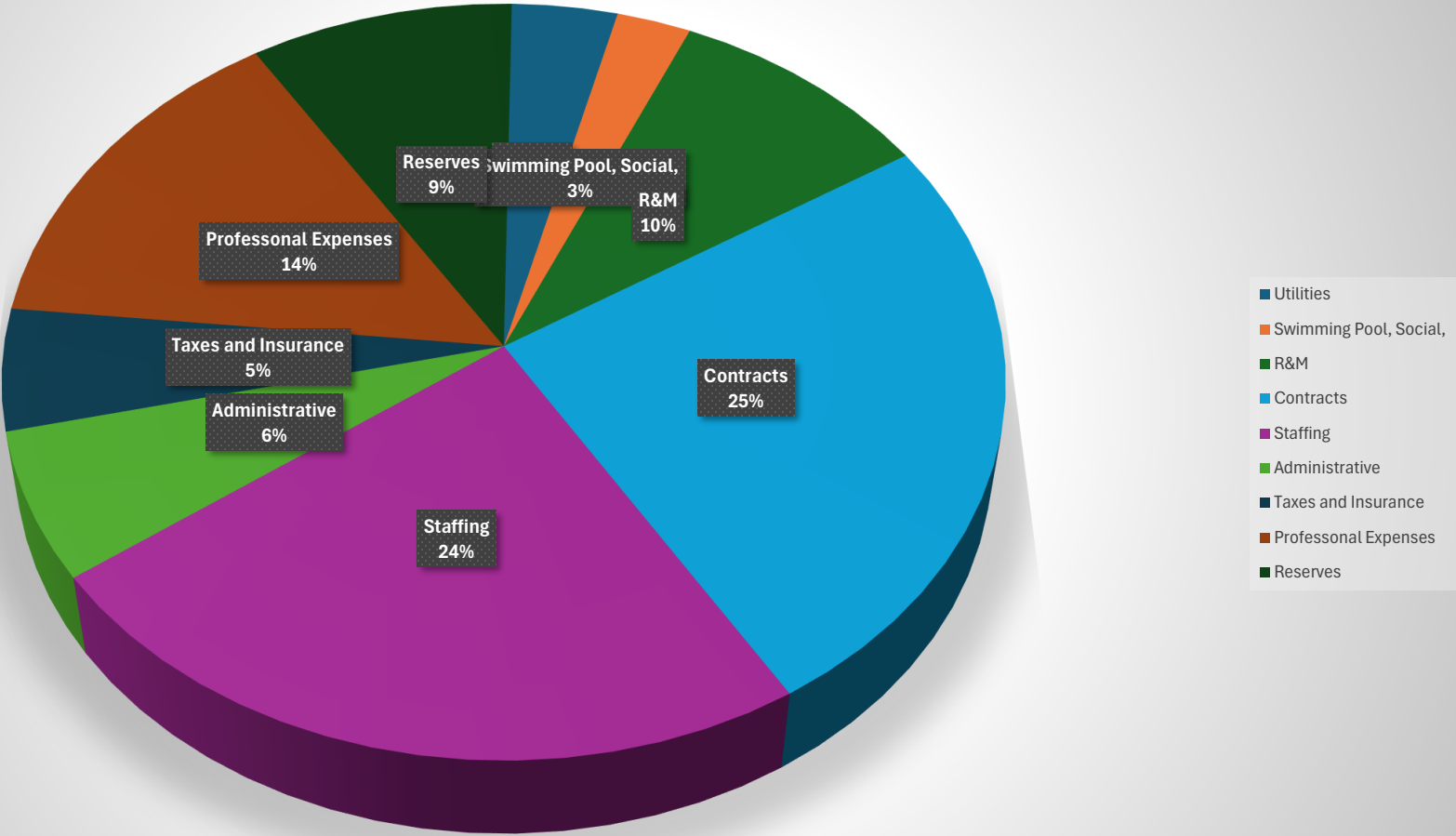


**WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET**

							2026 OPERATING BUDGET		
		CONSOLIDATED PRIOR YEAR ACTUALS 2024	CONSOLIDATED CURRENT BUDGET 2025	CONSOLIDATED YTD JAN-JUN 2025	CONSOLIDATED PROJECTED JUL-DEC 2025	CONSOLIDATED PROJECTED TOTAL 2025	GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026
87820	Concrete Sidewalks			\$ 9,545.00		\$ 9,545.00	\$ -	\$ -	\$ -
87830	Concrete - Curb and Gutter Repairs			\$ 106,480.00		\$ 106,480.00	\$ -	\$ -	\$ -
88902	Asphalt Milling and Overlay-Comm. Cntr			\$ 18,596.00		\$ 18,596.00	\$ -	\$ -	\$ -
88906	Asphalt Paving			\$ 515,135.00	\$ 40,000.00	\$ 555,135.00	\$ -	\$ -	\$ -
90030	Pool A Pumps			\$ 13,870.00		\$ 13,870.00	\$ -	\$ -	\$ -
90040	Pool A Main Filters			\$ 13,155.00		\$ 13,155.00	\$ -	\$ -	\$ -
90045	Pool A Wading Filter			\$ 4,385.00		\$ 4,385.00	\$ -	\$ -	\$ -
90055	Pool B Wading Filter			\$ 1,650.00		\$ 1,650.00	\$ -	\$ -	\$ -
90070	Pool A Underwater Lighting			\$ 9,600.00		\$ 9,600.00	\$ -	\$ -	\$ -
90075	Pool B Underwater Lighting			\$ 8,890.00		\$ 8,890.00	\$ -	\$ -	\$ -
90080	Roof - Pool House - Pool B			\$ 4,000.00		\$ 4,000.00	\$ -	\$ -	\$ -
90110	Pool Furniture			\$ 13,340.00		\$ 13,340.00	\$ -	\$ -	\$ -
90120	Bath House - Painting and Repairs - Pool A			\$ 3,228.00		\$ 3,228.00	\$ -	\$ -	\$ -
90150	Bath House - Painting and Repairs - Pool B			\$ 1,078.00		\$ 1,078.00	\$ -	\$ -	\$ -
90155	Pool House A - renovation			\$ 44,020.00	\$ 40,587.25	\$ 84,607.25	\$ -	\$ -	\$ -
90160	Pool House B renovation			\$ 41,326.00	\$ 36,216.44	\$ 77,542.44	\$ -	\$ -	\$ -
90210	Pool Deck Caulking - Pool A			\$ 8,848.00		\$ 8,848.00	\$ -	\$ -	\$ -
90215	Pool Matting			\$ 7,693.00		\$ 7,693.00	\$ -	\$ -	\$ -
90220	Community Center Deck			\$ 5,000.00	\$ 3,835.00	\$ 8,835.00	\$ -	\$ -	\$ -
	Recreation Court Maintenance				\$ 164,000.00	\$ 164,000.00	\$ -	\$ -	\$ -
	Community Entrance Signage					\$ -	\$ -	\$ -	\$ -
	<b>TOTAL RESERVE EXPENSES</b>			<b>\$ 859,874.00</b>	<b>\$ 299,638.69</b>	<b>\$ 1,159,512.69</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>NET RESERVE TRANSFERS</b>			<b>\$ -</b>	<b>\$ (299,638.69)</b>	<b>\$ (299,638.69)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



General Common Expenses



WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			APARTMENTS			
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	ACCLAIM (FIELDS) (R0753)	HERITAGE (R0753)	CHURCHILL SENIOR LIVING (R0753)	STONECREEK CLUB (R0753)
					143	300	255	240
	<b>OPERATING INCOME</b>							
	<b>ASSESSMENTS</b>							
40725	APARTMENTS	\$217,858.10	\$ 46,712.40	\$ 264,570.50	\$ 47,474.51	\$ 99,596.88	\$ 37,821.60	\$ 79,677.50
40000	CONDOMINIUM	\$377,556.10	\$ 45,019.20	\$ 422,575.30				
40575	SINGLE FAMILY	\$253,159.14	\$ 147,107.10	\$ 400,266.24				
40001	TOWNHOME	\$529,977.13	\$ 762,702.12	\$ 1,292,679.25				
	<b>TOTAL ASSESSMENTS</b>	<b>\$ 1,378,550.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,380,091.29</b>	<b>\$ 47,474.51</b>	<b>\$ 99,596.88</b>	<b>\$ 37,821.60</b>	<b>\$ 79,677.50</b>
	<b>OTHER INCOME</b>							
42645	COMMUNITY CENTER RENTALS	\$ 5,000.00	\$ -	\$ 5,000.00				
	GENERAL ASSOCIATION FEE							
43000	LATE FEES	\$ 16,000.00	\$ -	\$ 16,000.00				
43075	LEGAL FEES	\$ 30,000.00	\$ -	\$ 30,000.00				
44145	RESERVE INTEREST	\$ 125,000.00	\$ -	\$ 125,000.00				
TBD	GUEST SWIMMING POOL PASSES	\$ 500.00	\$ -	\$ 500.00				
44285	PRIOR YEAR EXCESS/LOSS	\$ 100,000.00	\$ -	\$ 100,000.00				
	<b>TOTAL OTHER INCOME</b>	<b>\$ 276,500.00</b>	<b>\$ -</b>	<b>\$ 276,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TOTAL OPERATING INCOME</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>	<b>\$ 47,474.51</b>	<b>\$ 99,596.88</b>	<b>\$ 37,821.60</b>	<b>\$ 79,677.50</b>
	<b>TOTAL AVAILABLE INCOME</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>	<b>\$ 47,474.51</b>	<b>\$ 99,596.88</b>	<b>\$ 37,821.60</b>	<b>\$ 79,677.50</b>
	<b>OPERATING EXPENSES</b>							
	<b>RESERVE CONTRIBUTION</b>							
	RESERVE CONTRIBUTION - GENERAL COMMON	\$ 153,981.00	\$ -	\$ 153,981.00				
	<b>TOTAL RESERVE CONTRIBUTION</b>	<b>\$ 153,981.00</b>	<b>\$ -</b>	<b>\$ 153,981.00</b>				
	<b>UTILITIES</b>							
TBD	ELECTRICITY - COMMUNITY CENTER	\$ 12,833.74		\$ 12,833.74				
TBD	ELECTRICITY - LAMPOSTS	\$ 1,642.79		\$ 1,642.79				
TBD	ELECTRICITY - POOL A	\$ 6,156.48		\$ 6,156.48				
TBD	ELECTRICITY - POOL B	\$ 10,696.73		\$ 10,696.73				
TBD	ELECTRICITY - NEIGHBORHOODS	\$ -	\$ 62,000.00	\$ 62,000.00				
TBD	WATER AND SEWER - COMMUNITY CENTER	\$ 3,180.00		\$ 3,180.00				
TBD	WATER AND SEWER - POOL A	\$ 10,600.00		\$ 10,600.00				
TBD	WATER AND SEWER - POOL B	\$ 10,600.00		\$ 10,600.00				
TBD	TELEPHONE AND NETWORK	\$ 6,000.00		\$ 6,000.00				
	<b>TOTAL UTILITIES</b>	<b>\$ 61,709.73</b>	<b>\$ 62,000.00</b>	<b>\$ 123,709.73</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			APARTMENTS			
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	ACCLAIM (FIELDS) (R0753)	HERITAGE (R0753)	CHURCHILL SENIOR LIVING (R0753)	STONECREEK CLUB (R0753)
	<b>SWIMMING POOLS</b>							
73536	POOL - FURNITURE/EQUIPMENT	\$ 1,500.00		\$ 1,500.00				
73576	POOL - A REPAIRS	\$ 3,000.00		\$ 3,000.00				
73596	POOL - A SUPPLIES	\$ 5,500.00		\$ 5,500.00				
73578	POOL - B REPAIRS	\$ 3,000.00		\$ 3,000.00				
73598	POOL - B SUPPLIES	\$ 5,500.00		\$ 5,500.00				
73548	SWIM TEAM	\$ 10,000.00		\$ 10,000.00				
	<b>TOTAL SWIMMING POOLS</b>	<b>\$ 28,500.00</b>	<b>\$ -</b>	<b>\$ 28,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>SOCIAL AND LIFESTYLE</b>							
52240	COMMUNITY EVENTS	\$ 15,000.00		\$ 15,000.00				
	<b>TOTAL SOCIAL AND LIFESTYLE</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>REPAIRS AND MAINTENANCE</b>							
70215	COMMUNITY CENTER R&M	\$ 12,000.00		\$ 12,000.00				
70220	BUILDING IMPROVEMENTS	\$ 3,500.00		\$ 3,500.00				
64120	MAINTENANCE -SITE	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00				
TBD	HANDYMAN	\$ 65,000.00		\$ 65,000.00				
65700	TREE MAINTENANCE	\$ 25,000.00	\$ 75,000.00	\$ 100,000.00				
TBD	LANDSCAPING - NON CONTRACT	\$ 5,000.00	\$ -	\$ 5,000.00				
66045	HVAC R&M	\$ 3,000.00		\$ 3,000.00				
67005	ROAD REPAIRS	\$ 2,000.00		\$ 2,000.00				
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<b>\$ 155,500.00</b>	<b>\$ 85,000.00</b>	<b>\$ 240,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>CONTRACTS</b>							
61050	REFUSE	\$ 9,943.71	\$ 208,599.29	\$ 218,543.00				
62020	LAWN MAINTENANCE	\$ 89,848.00	\$ 130,152.00	\$ 220,000.00	\$ -			
63225	JANITORIAL	\$ 14,000.00	\$ -	\$ 14,000.00				
62100	SNOW REMOVAL	\$ 87,975.00	\$ 142,025.00	\$ 230,000.00				
73502	POOL - CONTRACT	\$ 215,000.00	\$ -	\$ 215,000.00				
	<b>TOTAL CONTRACTS</b>	<b>\$ 416,766.71</b>	<b>\$ 480,776.29</b>	<b>\$ 897,543.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TAXES AND INSURANCE</b>							

**WATERS LANDING ASSOCIATION, INC.**  
**DRAFT FY 2026 BUDGET**  
**SUMMARY COMBINED WORKSHEET**

		2026 OPERATING BUDGET			APARTMENTS			
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	ACCLAIM (FIELDS) (R0753)	HERITAGE (R0753)	CHURCHILL SENIOR LIVING (R0753)	STONECREEK CLUB (R0753)
52505	COUNTY COMMISSION	\$ -	\$ 10,263.50	\$ 10,263.50				
54055	REAL ESTATE TAXES	\$ 5,723.45	\$ 49,276.23	\$ 54,999.68				
54255	INCOME TAXES	\$ 20,000.00		\$ 20,000.00				
53080	D&O INSURANCE	\$ 13,200.00		\$ 13,200.00				
53190	PROPERTY & LIABILITY	\$ 41,400.00		\$ 41,400.00				
53220	UMBRELLA POLICY	\$ 3,870.00		\$ 3,870.00				
TBD	CRIME POLICY	\$ 970.00		\$ 970.00				
57240	WORKERS' COMP. INSURANCE - (non employee)	\$ 800.00		\$ 800.00				
	<b>TOTAL TAXES AND INSURANCE</b>	<b>\$ 85,963.45</b>	<b>\$ 59,539.73</b>	<b>\$ 145,503.18</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>PROFESSIONAL EXPENSES</b>							
55570	MANAGEMENT CONTRACT	\$ 108,424.50		\$ 108,424.50				
55065	AUDITOR	\$ 16,000.00		\$ 16,000.00				
55135	CONSULTANTS	\$ 2,000.00		\$ 2,000.00				
50850	MEETING MINUTES	\$ 3,300.00		\$ 3,300.00				
55235	LEGAL	\$ 10,000.00		\$ 10,000.00				
55285	LEGAL - COLLECTIONS	\$ 90,000.00		\$ 90,000.00				
55290	LEGAL - LITIGATION	\$ 5,000.00		\$ 5,000.00				
55485	LEGAL RETAINER	\$ 3,000.00		\$ 3,000.00				
	<b>TOTAL PROFESSIONAL EXPENSES</b>	<b>\$ 237,724.50</b>	<b>\$ -</b>	<b>\$ 237,724.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>STAFFING</b>							
	PAYROLL MANAGEMENT	\$ 380,508.31		\$ 380,508.31				
	COVENANTS ENFORCEMENT	\$ 15,000.00		\$ 15,000.00				
	<b>TOTAL STAFFING</b>	<b>\$ 395,508.31</b>	<b>\$ -</b>	<b>\$ 395,508.31</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>ADMINISTRATIVE</b>							
	CONTINUING EDUCATION	\$ -		\$ -				
50000	FIRSTSERVICE ADMIN EXPENSE	\$ 70,000.00		\$ 70,000.00				

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			APARTMENTS			
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	ACCLAIM (FIELDS) (R0753)	HERITAGE (R0753)	CHURCHILL SENIOR LIVING (R0753)	STONECREEK CLUB (R0753)
50790	CHURCHILL FOUNDATION FEES	\$ -	\$ 170,365.80	\$ 170,365.80	\$ 7,121.40	\$ 14,940.00	\$ 12,699.00	\$ 11,952.00
50795	GENERAL COMMON ASSOCIATION FEE			\$ -	\$ 40,353.11	\$ 84,656.88	\$ 25,122.60	\$ 67,725.50
50875	MISCELLANEOUS	\$ 1,000.00		\$ 1,000.00				
51135	OFFICE EQUIPMENT	\$ 6,000.00		\$ 6,000.00				
51630	DUES & SUBSCRIPTIONS	\$ 3,580.00		\$ 3,580.00				
51980	RESERVE CONTRIBUTION		\$ 143,859.00	\$ 143,859.00				
52095	POSTAGE	\$ 10,000.00		\$ 10,000.00				
52105	PRINTING & DUPLICATING	\$ 11,600.00		\$ 11,600.00				
52230	OFFICE SUPPLES	\$ 2,500.00		\$ 2,500.00				
	<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 104,680.00</b>	<b>\$ 314,224.80</b>	<b>\$ 418,904.80</b>	<b>\$ 47,474.51</b>	<b>\$ 99,596.88</b>	<b>\$ 37,821.60</b>	<b>\$ 79,677.50</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,655,333.69</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,874.52</b>	<b>\$ 47,474.51</b>	<b>\$ 99,596.88</b>	<b>\$ 37,821.60</b>	<b>\$ 79,677.50</b>
	<b>NET INCOME</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TRANSFER FROM RESERVES</b>							
	<b>TOTAL TRANSFER FROM RESERVES</b>							
	<b>RESERVE EXPENSES</b>							
84120	Reserve Study	\$ -	\$ -	\$ -				
87246	Community Center Wood Retaining Walls	\$ -	\$ -	\$ -				
87248	Sealcoat	\$ -	\$ -	\$ -				
87258	Concrete Retaining Walls	\$ -	\$ -	\$ -				
87328	Mailboxes	\$ -	\$ -	\$ -				
87820	Concrete Sidewalks	\$ -	\$ -	\$ -				



**WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET**

		2026 OPERATING BUDGET			APARTMENTS			
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	ACCLAIM (FIELDS) (R0753)	HERITAGE (R0753)	CHURCHILL SENIOR LIVING (R0753)	STONECREEK CLUB (R0753)
87830	Concrete - Curb and Gutter Repairs	\$ -	\$ -	\$ -				
88902	Asphalt Milling and Overlay-Comm. Cntr	\$ -	\$ -	\$ -				
88906	Asphalt Paving	\$ -	\$ -	\$ -				
90030	Pool A Pumps	\$ -	\$ -	\$ -				
90040	Pool A Main Filters	\$ -	\$ -	\$ -				
90045	Pool A Wading Filter	\$ -	\$ -	\$ -				
90055	Pool B Wading Filter	\$ -	\$ -	\$ -				
90070	Pool A Underwater Lighting	\$ -	\$ -	\$ -				
90075	Pool B Underwater Lighting	\$ -	\$ -	\$ -				
90080	Roof - Pool House - Pool B	\$ -	\$ -	\$ -				
90110	Pool Furniture	\$ -	\$ -	\$ -				
90120	Bath House - Painting and Repairs - Pool A	\$ -	\$ -	\$ -				
90150	Bath House - Painting and Repairs - Pool B	\$ -	\$ -	\$ -				
90155	Pool House A - renovation	\$ -	\$ -	\$ -				
90160	Pool House B renovation	\$ -	\$ -	\$ -				
90210	Pool Deck Caulking - Pool A	\$ -	\$ -	\$ -				
90215	Pool Matting	\$ -	\$ -	\$ -				
90220	Community Center Deck	\$ -	\$ -	\$ -				
TBD	Recreation Court Maintenance	\$ -	\$ -	\$ -				
TBD	Community Entrance Signage	\$ -	\$ -	\$ -				
	<b>TOTAL RESERVE EXPENSES</b>	\$ -	\$ -	\$ -				
	<b>NET RESERVE TRANSFERS</b>	\$ -	\$ -	\$ -				

**WATERS LANDING ASSOCIATION, INC.**  
**DRAFT FY 2026 BUDGET**  
**SUMMARY COMBINED WORKSHEET**

		2026 OPERATING BUDGET			CONDOMINIUMS					
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	LAKEVIEW (R0753)	SOUTH SHORE HARBOUR (R0753)	WATERS HOUSE (R0753)	WAVERLY (R0753)	LANDING GLEN (R0752)	ESPRIT (R0754)
					150	98	248	78	144	216
	<b>OPERATING INCOME</b>									
	<b>ASSESSMENTS</b>									
40725	APARTMENTS	\$217,858.10	\$ 46,712.40	\$ 264,570.50						
40000	CONDOMINIUM	\$377,556.10	\$ 45,019.20	\$ 422,575.30	\$ 66,985.02	\$ 43,799.88	\$ 110,840.52	\$ 34,861.13	\$ 57,376.11	\$ 108,712.63
40575	SINGLE FAMILY	\$253,159.14	\$ 147,107.10	\$ 400,266.24						
40001	TOWNHOME	\$529,977.13	\$ 762,702.12	\$ 1,292,679.25						
	<b>TOTAL ASSESSMENTS</b>	<b>\$ 1,378,550.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,380,091.29</b>	<b>\$ 66,985.02</b>	<b>\$ 43,799.88</b>	<b>\$ 110,840.52</b>	<b>\$ 34,861.13</b>	<b>\$ 57,376.11</b>	<b>\$ 108,712.63</b>
	<b>OTHER INCOME</b>									
42645	COMMUNITY CENTER RENTALS	\$ 5,000.00	\$ -	\$ 5,000.00						
	GENERAL ASSOCIATION FEE									
43000	LATE FEES	\$ 16,000.00	\$ -	\$ 16,000.00						
43075	LEGAL FEES	\$ 30,000.00	\$ -	\$ 30,000.00						
44145	RESERVE INTEREST	\$ 125,000.00	\$ -	\$ 125,000.00						
TBD	GUEST SWIMMING POOL PASSES	\$ 500.00	\$ -	\$ 500.00						
44285	PRIOR YEAR EXCESS/LOSS	\$ 100,000.00	\$ -	\$ 100,000.00						
	<b>TOTAL OTHER INCOME</b>	<b>\$ 276,500.00</b>	<b>\$ -</b>	<b>\$ 276,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TOTAL OPERATING INCOME</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>	<b>\$ 66,985.02</b>	<b>\$ 43,799.88</b>	<b>\$ 110,840.52</b>	<b>\$ 34,861.13</b>	<b>\$ 57,376.11</b>	<b>\$ 108,712.63</b>
	<b>TOTAL AVAILABLE INCOME</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>	<b>\$ 66,985.02</b>	<b>\$ 43,799.88</b>	<b>\$ 110,840.52</b>	<b>\$ 34,861.13</b>	<b>\$ 57,376.11</b>	<b>\$ 108,712.63</b>
	<b>OPERATING EXPENSES</b>									
	<b>RESERVE CONTRIBUTION</b>									
	RESERVE CONTRIBUTION - GENERAL COMMON	\$ 153,981.00	\$ -	\$ 153,981.00						
	<b>TOTAL RESERVE CONTRIBUTION</b>	<b>\$ 153,981.00</b>	<b>\$ -</b>	<b>\$ 153,981.00</b>						
	<b>UTILITIES</b>									
TBD	ELECTRICITY - COMMUNITY CENTER	\$ 12,833.74		\$ 12,833.74						
TBD	ELECTRICITY - LAMPOSTS	\$ 1,642.79		\$ 1,642.79						
TBD	ELECTRICITY - POOL A	\$ 6,156.48		\$ 6,156.48						
TBD	ELECTRICITY - POOL B	\$ 10,696.73		\$ 10,696.73						
TBD	ELECTRICITY - NEIGHBORHOODS	\$ -	\$ 62,000.00	\$ 62,000.00						
TBD	WATER AND SEWER - COMMUNITY CENTER	\$ 3,180.00		\$ 3,180.00						
TBD	WATER AND SEWER - POOL A	\$ 10,600.00		\$ 10,600.00						
TBD	WATER AND SEWER - POOL B	\$ 10,600.00		\$ 10,600.00						
TBD	TELEPHONE AND NETWORK	\$ 6,000.00		\$ 6,000.00						
	<b>TOTAL UTILITIES</b>	<b>\$ 61,709.73</b>	<b>\$ 62,000.00</b>	<b>\$ 123,709.73</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			CONDOMINIUMS					
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	LAKEVIEW (R0753)	SOUTH SHORE HARBOUR (R0753)	WATERS HOUSE (R0753)	WAVERLY (R0753)	LANDING GLEN (R0752)	ESPRIT (R0754)
	<b>SWIMMING POOLS</b>									
73536	POOL - FURNITURE/EQUIPMENT	\$ 1,500.00		\$ 1,500.00						
73576	POOL - A REPAIRS	\$ 3,000.00		\$ 3,000.00						
73596	POOL - A SUPPLIES	\$ 5,500.00		\$ 5,500.00						
73578	POOL - B REPAIRS	\$ 3,000.00		\$ 3,000.00						
73598	POOL - B SUPPLIES	\$ 5,500.00		\$ 5,500.00						
73548	SWIM TEAM	\$ 10,000.00		\$ 10,000.00						
	<b>TOTAL SWIMMING POOLS</b>	<b>\$ 28,500.00</b>	<b>\$ -</b>	<b>\$ 28,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>SOCIAL AND LIFESTYLE</b>									
52240	COMMUNITY EVENTS	\$ 15,000.00		\$ 15,000.00						
	<b>TOTAL SOCIAL AND LIFESTYLE</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>REPAIRS AND MAINTENANCE</b>									
70215	COMMUNITY CENTER R&M	\$ 12,000.00		\$ 12,000.00						
70220	BUILDING IMPROVEMENTS	\$ 3,500.00		\$ 3,500.00						
64120	MAINTENANCE -SITE	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00						
TBD	HANDYMAN	\$ 65,000.00		\$ 65,000.00						
65700	TREE MAINTENANCE	\$ 25,000.00	\$ 75,000.00	\$ 100,000.00						
TBD	LANDSCAPING - NON CONTRACT	\$ 5,000.00	\$ -	\$ 5,000.00						
66045	HVAC R&M	\$ 3,000.00		\$ 3,000.00						
67005	ROAD REPAIRS	\$ 2,000.00		\$ 2,000.00						
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<b>\$ 155,500.00</b>	<b>\$ 85,000.00</b>	<b>\$ 240,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>CONTRACTS</b>									
61050	REFUSE	\$ 9,943.71	\$ 208,599.29	\$ 218,543.00						
62020	LAWN MAINTENANCE	\$ 89,848.00	\$ 130,152.00	\$ 220,000.00						
63225	JANITORIAL	\$ 14,000.00	\$ -	\$ 14,000.00						
62100	SNOW REMOVAL	\$ 87,975.00	\$ 142,025.00	\$ 230,000.00						
73502	POOL - CONTRACT	\$ 215,000.00	\$ -	\$ 215,000.00						
	<b>TOTAL CONTRACTS</b>	<b>\$ 416,766.71</b>	<b>\$ 480,776.29</b>	<b>\$ 897,543.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TAXES AND INSURANCE</b>									

**WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET**

		2026 OPERATING BUDGET			CONDOMINIUMS					
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	LAKEVIEW (R0753)	SOUTH SHORE HARBOUR (R0753)	WATERS HOUSE (R0753)	WAVERLY (R0753)	LANDING GLEN (R0752)	ESPRIT (R0754)
52505	COUNTY COMMISSION	\$ -	\$ 10,263.50	\$ 10,263.50						
54055	REAL ESTATE TAXES	\$ 5,723.45	\$ 49,276.23	\$ 54,999.68						
54255	INCOME TAXES	\$ 20,000.00		\$ 20,000.00						
53080	D&O INSURANCE	\$ 13,200.00		\$ 13,200.00						
53190	PROPERTY & LIABILITY	\$ 41,400.00		\$ 41,400.00						
53220	UMBRELLA POLICY	\$ 3,870.00		\$ 3,870.00						
TBD	CRIME POLICY	\$ 970.00		\$ 970.00						
57240	WORKERS' COMP. INSURANCE - (non employee)	\$ 800.00		\$ 800.00						
	<b>TOTAL TAXES AND INSURANCE</b>	<b>\$ 85,963.45</b>	<b>\$ 59,539.73</b>	<b>\$ 145,503.18</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>PROFESSIONAL EXPENSES</b>									
55570	MANAGEMENT CONTRACT	\$ 108,424.50		\$ 108,424.50						
55065	AUDITOR	\$ 16,000.00		\$ 16,000.00						
55135	CONSULTANTS	\$ 2,000.00		\$ 2,000.00						
50850	MEETING MINUTES	\$ 3,300.00		\$ 3,300.00						
55235	LEGAL	\$ 10,000.00		\$ 10,000.00						
55285	LEGAL - COLLECTIONS	\$ 90,000.00		\$ 90,000.00						
55290	LEGAL - LITIGATION	\$ 5,000.00		\$ 5,000.00						
55485	LEGAL RETAINER	\$ 3,000.00		\$ 3,000.00						
	<b>TOTAL PROFESSIONAL EXPENSES</b>	<b>\$ 237,724.50</b>	<b>\$ -</b>	<b>\$ 237,724.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>STAFFING</b>									
	PAYROLL MANAGEMENT	\$ 380,508.31		\$ 380,508.31						
	COVENANTS ENFORCEMENT	\$ 15,000.00		\$ 15,000.00						
	<b>TOTAL STAFFING</b>	<b>\$ 395,508.31</b>	<b>\$ -</b>	<b>\$ 395,508.31</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>ADMINISTRATIVE</b>									
	CONTINUING EDUCATION	\$ -		\$ -						
50000	FIRSTSERVICE ADMIN EXPENSE	\$ 70,000.00		\$ 70,000.00						

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			CONDOMINIUMS					
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	LAKEVIEW (R0753)	SOUTH SHORE HARBOUR (R0753)	WATERS HOUSE (R0753)	WAVERLY (R0753)	LANDING GLEN (R0752)	ESPRIT (R0754)
50790	CHURCHILL FOUNDATION FEES	\$ -	\$ 170,365.80	\$ 170,365.80	\$ 7,470.00	\$ 4,880.40	\$ 12,350.40	\$ 3,884.40	\$ 5,677.20	\$ 10,756.80
50795	GENERAL COMMON ASSOCIATION FEE			\$ -	\$ 59,515.02	\$ 38,919.48	\$ 98,490.12	\$ 30,976.73	\$ 51,698.91	\$ 97,955.83
50875	MISCELLANEOUS	\$ 1,000.00		\$ 1,000.00						
51135	OFFICE EQUIPMENT	\$ 6,000.00		\$ 6,000.00						
51630	DUES & SUBSCRIPTIONS	\$ 3,580.00		\$ 3,580.00						
51980	RESERVE CONTRIBUTION		\$ 143,859.00	\$ 143,859.00						
52095	POSTAGE	\$ 10,000.00		\$ 10,000.00						
52105	PRINTING & DUPLICATING	\$ 11,600.00		\$ 11,600.00						
52230	OFFICE SUPPLES	\$ 2,500.00		\$ 2,500.00						
	<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 104,680.00</b>	<b>\$ 314,224.80</b>	<b>\$ 418,904.80</b>	<b>\$ 66,985.02</b>	<b>\$ 43,799.88</b>	<b>\$ 110,840.52</b>	<b>\$ 34,861.13</b>	<b>\$ 57,376.11</b>	<b>\$ 108,712.63</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,655,333.69</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,874.52</b>	<b>\$ 66,985.02</b>	<b>\$ 43,799.88</b>	<b>\$ 110,840.52</b>	<b>\$ 34,861.13</b>	<b>\$ 57,376.11</b>	<b>\$ 108,712.63</b>
	<b>NET INCOME</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TRANSFER FROM RESERVES</b>									
	<b>TOTAL TRANSFER FROM RESERVES</b>									
	<b>RESERVE EXPENSES</b>									
84120	Reserve Study	\$ -	\$ -	\$ -						
87246	Community Center Wood Retaining Walls	\$ -	\$ -	\$ -						
87248	Sealcoat	\$ -	\$ -	\$ -						
87258	Concrete Retaining Walls	\$ -	\$ -	\$ -						
87328	Mailboxes	\$ -	\$ -	\$ -						
87820	Concrete Sidewalks	\$ -	\$ -	\$ -						



**WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET**

		2026 OPERATING BUDGET			CONDOMINIUMS					
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	LAKEVIEW (R0753)	SOUTH SHORE HARBOUR (R0753)	WATERS HOUSE (R0753)	WAVERLY (R0753)	LANDING GLEN (R0752)	ESPRIT (R0754)
87830	Concrete - Curb and Gutter Repairs	\$ -	\$ -	\$ -						
88902	Asphalt Milling and Overlay-Comm. Cntr	\$ -	\$ -	\$ -						
88906	Asphalt Paving	\$ -	\$ -	\$ -						
90030	Pool A Pumps	\$ -	\$ -	\$ -						
90040	Pool A Main Filters	\$ -	\$ -	\$ -						
90045	Pool A Wading Filter	\$ -	\$ -	\$ -						
90055	Pool B Wading Filter	\$ -	\$ -	\$ -						
90070	Pool A Underwater Lighting	\$ -	\$ -	\$ -						
90075	Pool B Underwater Lighting	\$ -	\$ -	\$ -						
90080	Roof - Pool House - Pool B	\$ -	\$ -	\$ -						
90110	Pool Furniture	\$ -	\$ -	\$ -						
90120	Bath House - Painting and Repairs - Pool A	\$ -	\$ -	\$ -						
90150	Bath House - Painting and Repairs - Pool B	\$ -	\$ -	\$ -						
90155	Pool House A - renovation	\$ -	\$ -	\$ -						
90160	Pool House B renovation	\$ -	\$ -	\$ -						
90210	Pool Deck Caulking - Pool A	\$ -	\$ -	\$ -						
90215	Pool Matting	\$ -	\$ -	\$ -						
90220	Community Center Deck	\$ -	\$ -	\$ -						
TBD	Recreation Court Maintenance	\$ -	\$ -	\$ -						
TBD	Community Entrance Signage	\$ -	\$ -	\$ -						
	<b>TOTAL RESERVE EXPENSES</b>	\$ -	\$ -	\$ -						
	<b>NET RESERVE TRANSFERS</b>	\$ -	\$ -	\$ -						

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			TOWNHOMES								
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET	COUNTRY LAKE (R0761)	LAKE CREST (R0762)	LOGANSPOUT (R0763)	SUNRIDGE/ VILLAGE (R0764)	WATERSBURY DOWNS NORTH (R0765)	WATERS EDGE (R0766)	WATERSBURY DOWNS SOUTH (R0767)	HARBOUR PLACE (R0768)	US HOMES (R0769)
					89	131	57	158	130	150	156	58	46
	<b>OPERATING INCOME</b>												
	<b>ASSESSMENTS</b>												
40725	APARTMENTS	\$217,858.10	\$ 46,712.40	\$ 264,570.50									
40000	CONDOMINIUM	\$377,556.10	\$ 45,019.20	\$ 422,575.30									
40575	SINGLE FAMILY	\$253,159.14	\$ 147,107.10	\$ 400,266.24									
40001	TOWNHOME	\$529,977.13	\$ 762,702.12	\$ 1,292,679.25	\$ 117,704.28	\$ 156,572.77	\$ 81,019.80	\$ 201,146.64	\$ 176,748.00	\$ 207,648.00	\$ 202,456.80	\$ 81,724.32	\$ 67,658.64
	<b>TOTAL ASSESSMENTS</b>	<b>\$ 1,378,550.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,380,091.29</b>	<b>\$ 117,704.28</b>	<b>\$ 156,572.77</b>	<b>\$ 81,019.80</b>	<b>\$ 201,146.64</b>	<b>\$ 176,748.00</b>	<b>\$ 207,648.00</b>	<b>\$ 202,456.80</b>	<b>\$ 81,724.32</b>	<b>\$ 67,658.64</b>
	<b>OTHER INCOME</b>												
42645	COMMUNITY CENTER RENTALS	\$ 5,000.00	\$ -	\$ 5,000.00									
	GENERAL ASSOCIATION FEE												
43000	LATE FEES	\$ 16,000.00	\$ -	\$ 16,000.00									
43075	LEGAL FEES	\$ 30,000.00	\$ -	\$ 30,000.00									
44145	RESERVE INTEREST	\$ 125,000.00	\$ -	\$ 125,000.00									
TBD	GUEST SWIMMING POOL PASSES	\$ 500.00	\$ -	\$ 500.00									
44285	PRIOR YEAR EXCESS/LOSS	\$ 100,000.00	\$ -	\$ 100,000.00									
	<b>TOTAL OTHER INCOME</b>	<b>\$ 276,500.00</b>	<b>\$ -</b>	<b>\$ 276,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TOTAL OPERATING INCOME</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>	<b>\$ 117,704.28</b>	<b>\$ 156,572.77</b>	<b>\$ 81,019.80</b>	<b>\$ 201,146.64</b>	<b>\$ 176,748.00</b>	<b>\$ 207,648.00</b>	<b>\$ 202,456.80</b>	<b>\$ 81,724.32</b>	<b>\$ 67,658.64</b>
	<b>TOTAL AVAILABLE INCOME</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>	<b>\$ 117,704.28</b>	<b>\$ 156,572.77</b>	<b>\$ 81,019.80</b>	<b>\$ 201,146.64</b>	<b>\$ 176,748.00</b>	<b>\$ 207,648.00</b>	<b>\$ 202,456.80</b>	<b>\$ 81,724.32</b>	<b>\$ 67,658.64</b>
	<b>OPERATING EXPENSES</b>												
	<b>RESERVE CONTRIBUTION</b>												
	RESERVE CONTRIBUTION - GENERAL COMMON	\$ 153,981.00	\$ -	\$ 153,981.00									
	<b>TOTAL RESERVE CONTRIBUTION</b>	<b>\$ 153,981.00</b>	<b>\$ -</b>	<b>\$ 153,981.00</b>									
	<b>UTILITIES</b>												
TBD	ELECTRICITY - COMMUNITY CENTER	\$ 12,833.74		\$ 12,833.74									
TBD	ELECTRICITY - LAMPOSTS	\$ 1,642.79		\$ 1,642.79									
TBD	ELECTRICITY - POOL A	\$ 6,156.48		\$ 6,156.48									
TBD	ELECTRICITY - POOL B	\$ 10,696.73		\$ 10,696.73									
TBD	ELECTRICITY - NEIGHBORHOODS	\$ -	\$ 62,000.00	\$ 62,000.00	\$ 5,815.60	\$ 7,750.00	\$ 2,907.80	\$ 6,460.40	\$ 9,014.80	\$ 18,091.60	\$ 8,401.00	\$ 2,907.80	\$ 651.00
TBD	WATER AND SEWER - COMMUNITY CENTER	\$ 3,180.00		\$ 3,180.00									
TBD	WATER AND SEWER - POOL A	\$ 10,600.00		\$ 10,600.00									
TBD	WATER AND SEWER - POOL B	\$ 10,600.00		\$ 10,600.00									
TBD	TELEPHONE AND NETWORK	\$ 6,000.00		\$ 6,000.00									
	<b>TOTAL UTILITIES</b>	<b>\$ 61,709.73</b>	<b>\$ 62,000.00</b>	<b>\$ 123,709.73</b>	<b>\$ 5,815.60</b>	<b>\$ 7,750.00</b>	<b>\$ 2,907.80</b>	<b>\$ 6,460.40</b>	<b>\$ 9,014.80</b>	<b>\$ 18,091.60</b>	<b>\$ 8,401.00</b>	<b>\$ 2,907.80</b>	<b>\$ 651.00</b>
	<b>SWIMMING POOLS</b>												
73536	POOL - FURNITURE/EQUIPMENT	\$ 1,500.00		\$ 1,500.00									
73576	POOL - A REPAIRS	\$ 3,000.00		\$ 3,000.00									
73596	POOL - A SUPPLIES	\$ 5,500.00		\$ 5,500.00									
73578	POOL - B REPAIRS	\$ 3,000.00		\$ 3,000.00									
73598	POOL - B SUPPLIES	\$ 5,500.00		\$ 5,500.00									
73548	SWIM TEAM	\$ 10,000.00		\$ 10,000.00									
	<b>TOTAL SWIMMING POOLS</b>	<b>\$ 28,500.00</b>	<b>\$ -</b>	<b>\$ 28,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>SOCIAL AND LIFESTYLE</b>												

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			TOWNHOMES								
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET	COUNTRY LAKE (R0761)	LAKE CREST (R0762)	LOGANSPOINT (R0763)	SUNRIDGE/ VILLAGE (R0764)	WATERSBURY DOWNS NORTH (R0765)	WATERS EDGE (R0766)	WATERSBURY DOWNS SOUTH (R0767)	HARBOUR PLACE (R0768)	US HOMES (R0769)
52240	COMMUNITY EVENTS	\$ 15,000.00		\$ 15,000.00									
	<b>TOTAL SOCIAL AND LIFESTYLE</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>REPAIRS AND MAINTENANCE</b>												
70215	COMMUNITY CENTER R&M	\$ 12,000.00		\$ 12,000.00									
70220	BUILDING IMPROVEMENTS	\$ 3,500.00		\$ 3,500.00									
64120	MAINTENANCE -SITE	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00	\$ 912.82	\$ 1,343.59	\$ 584.62	\$ 1,620.51	\$ 1,333.33	\$ 1,538.46	\$ 1,600.00	\$ 594.87	\$ 471.79
TBD	HANDYMAN	\$ 65,000.00		\$ 65,000.00									
65700	TREE MAINTENANCE	\$ 25,000.00	\$ 75,000.00	\$ 100,000.00	\$ 6,709.23	\$ 9,875.38	\$ 4,296.92	\$ 11,910.77	\$ 9,800.00	\$ 11,307.69	\$ 11,760.00	\$ 4,372.31	\$ 3,467.69
TBD	LANDSCAPING - NON CONTRACT	\$ 5,000.00	\$ -	\$ 5,000.00									
66045	HVAC R&M	\$ 3,000.00		\$ 3,000.00									
67005	ROAD REPAIRS	\$ 2,000.00		\$ 2,000.00									
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<b>\$ 155,500.00</b>	<b>\$ 85,000.00</b>	<b>\$ 240,500.00</b>	<b>\$ 7,622.05</b>	<b>\$ 11,218.97</b>	<b>\$ 4,881.54</b>	<b>\$ 13,531.28</b>	<b>\$ 11,133.33</b>	<b>\$ 12,846.15</b>	<b>\$ 13,360.00</b>	<b>\$ 4,967.18</b>	<b>\$ 3,939.49</b>
	<b>CONTRACTS</b>												
61050	REFUSE	\$ 9,943.71	\$ 208,599.29	\$ 218,543.00	\$ 11,757.61	\$ 17,308.61	\$ 7,539.73	\$ 20,870.86	\$ 17,177.48	\$ 19,821.85	\$ 20,608.60	\$ 7,670.86	\$ 6,031.79
62020	LAWN MAINTENANCE	\$ 89,848.00	\$ 130,152.00	\$ 220,000.00	\$ 8,492.00	\$ 11,616.00	\$ 5,764.00	\$ 13,970.00	\$ 13,970.00	\$ 17,974.00	\$ 15,620.00	\$ 4,488.00	\$ 6,468.00
63225	JANITORIAL	\$ 14,000.00	\$ -	\$ 14,000.00									
62100	SNOW REMOVAL	\$ 87,975.00	\$ 142,025.00	\$ 230,000.00	\$ 12,972.00	\$ 19,090.00	\$ 8,303.00	\$ 23,023.00	\$ 18,929.00	\$ 21,850.00	\$ 22,724.00	\$ 8,441.00	\$ 6,693.00
73502	POOL - CONTRACT	\$ 215,000.00	\$ -	\$ 215,000.00									
	<b>TOTAL CONTRACTS</b>	<b>\$ 416,766.71</b>	<b>\$ 480,776.29</b>	<b>\$ 897,543.00</b>	<b>\$ 33,221.61</b>	<b>\$ 48,014.61</b>	<b>\$ 21,606.73</b>	<b>\$ 57,863.86</b>	<b>\$ 50,076.48</b>	<b>\$ 59,645.85</b>	<b>\$ 58,952.60</b>	<b>\$ 20,599.86</b>	<b>\$ 19,192.79</b>
	<b>TAXES AND INSURANCE</b>												
52505	COUNTY COMMISSION	\$ -	\$ 10,263.50	\$ 10,263.50	\$ 578.50	\$ 851.50	\$ 370.50	\$ 1,027.00	\$ 845.00	\$ 975.00	\$ 1,014.00	\$ 377.00	\$ 299.00
54055	REAL ESTATE TAXES	\$ 5,723.45	\$ 49,276.23	\$ 54,999.68	\$ 5,447.41	\$ 5,851.19	\$ 3,076.09	\$ 11,349.58	\$ 6,106.41	\$ 7,005.96	\$ 5,513.27	\$ 3,126.51	\$ 1,799.81
54255	INCOME TAXES	\$ 20,000.00		\$ 20,000.00									
53080	D&O INSURANCE	\$ 13,200.00		\$ 13,200.00									
53190	PROPERTY & LIABILITY	\$ 41,400.00		\$ 41,400.00									
53220	UMBRELLA POLICY	\$ 3,870.00		\$ 3,870.00									
TBD	CRIME POLICY	\$ 970.00		\$ 970.00									
57240	WORKERS' COMP. INSURANCE - (non employee)	\$ 800.00		\$ 800.00									
	<b>TOTAL TAXES AND INSURANCE</b>	<b>\$ 85,963.45</b>	<b>\$ 59,539.73</b>	<b>\$ 145,503.18</b>	<b>\$ 6,025.91</b>	<b>\$ 6,702.69</b>	<b>\$ 3,446.59</b>	<b>\$ 12,376.58</b>	<b>\$ 6,951.41</b>	<b>\$ 7,980.96</b>	<b>\$ 6,527.27</b>	<b>\$ 3,503.51</b>	<b>\$ 2,098.81</b>
	<b>PROFESSIONAL EXPENSES</b>												
55570	MANAGEMENT CONTRACT	\$ 108,424.50		\$ 108,424.50									
55065	AUDITOR	\$ 16,000.00		\$ 16,000.00									
55135	CONSULTANTS	\$ 2,000.00		\$ 2,000.00									
50850	MEETING MINUTES	\$ 3,300.00		\$ 3,300.00									
55235	LEGAL	\$ 10,000.00		\$ 10,000.00									

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			TOWNHOMES								
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET	COUNTRY LAKE (R0761)	LAKE CREST (R0762)	LOGANSPO (R0763)	SUNRIDGE/ VILLAGE (R0764)	WATERSBURY DOWNS NORTH (R0765)	WATERS EDGE (R0766)	WATERSBURY DOWNS SOUTH (R0767)	HARBOUR PLACE (R0768)	US HOMES (R0769)
55285	LEGAL - COLLECTIONS	\$ 90,000.00		\$ 90,000.00									
55290	LEGAL - LITIGATION	\$ 5,000.00		\$ 5,000.00									
55485	LEGAL RETAINER	\$ 3,000.00		\$ 3,000.00									
	<b>TOTAL PROFESSIONAL EXPENSES</b>	<b>\$ 237,724.50</b>	<b>\$ -</b>	<b>\$ 237,724.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>STAFFING</b>												
	PAYROLL MANAGEMENT	\$ 380,508.31		\$ 380,508.31									
	COVENANTS ENFORCEMENT	\$ 15,000.00		\$ 15,000.00									
	<b>TOTAL STAFFING</b>	<b>\$ 395,508.31</b>	<b>\$ -</b>	<b>\$ 395,508.31</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>ADMINISTRATIVE</b>												
	CONTINUING EDUCATION	\$ -		\$ -									
50000	FIRSTSERVICE ADMIN EXPENSE	\$ 70,000.00		\$ 70,000.00									
50790	CHURCHILL FOUNDATION FEES	\$ -	\$ 170,365.80	\$ 170,365.80	\$ 4,432.20	\$ 6,523.80	\$ 2,838.60	\$ 7,868.40	\$ 6,474.00	\$ 7,470.00	\$ 7,768.80	\$ 2,888.40	\$ 2,290.80
50795	GENERAL COMMON ASSOCIATION FEE			\$ -	\$ 47,455.16	\$ 57,033.95	\$ 36,928.32	\$ 79,733.59	\$ 73,916.78	\$ 79,481.28	\$ 84,429.69	\$ 38,299.81	\$ 32,698.56
50875	MISCELLANEOUS	\$ 1,000.00		\$ 1,000.00									
51135	OFFICE EQUIPMENT	\$ 6,000.00		\$ 6,000.00									
51630	DUES & SUBSCRIPTIONS	\$ 3,580.00		\$ 3,580.00									
51980	RESERVE CONTRIBUTION		\$ 143,859.00	\$ 143,859.00	\$ 13,131.74	\$ 19,328.75	\$ 8,410.22	\$ 23,312.54	\$ 19,181.20	\$ 22,132.15	\$ 23,017.44	\$ 8,557.77	\$ 6,787.19
52095	POSTAGE	\$ 10,000.00		\$ 10,000.00									
52105	PRINTING & DUPLICATING	\$ 11,600.00		\$ 11,600.00									
52230	OFFICE SUPPLES	\$ 2,500.00		\$ 2,500.00									
	<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 104,680.00</b>	<b>\$ 314,224.80</b>	<b>\$ 418,904.80</b>	<b>\$ 65,019.11</b>	<b>\$ 82,886.50</b>	<b>\$ 48,177.14</b>	<b>\$ 110,914.52</b>	<b>\$ 99,571.98</b>	<b>\$ 109,083.44</b>	<b>\$ 115,215.93</b>	<b>\$ 49,745.97</b>	<b>\$ 41,776.56</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,655,333.69</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,874.52</b>	<b>\$ 117,704.28</b>	<b>\$ 156,572.77</b>	<b>\$ 81,019.80</b>	<b>\$ 201,146.64</b>	<b>\$ 176,748.00</b>	<b>\$ 207,648.00</b>	<b>\$ 202,456.80</b>	<b>\$ 81,724.32</b>	<b>\$ 67,658.64</b>
	<b>NET INCOME</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TRANSFER FROM RESERVES</b>												
	<b>TOTAL TRANSFER FROM RESERVES</b>												
	<b>RESERVE EXPENSES</b>												

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			TOWNHOMES								
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET	COUNTRY LAKE (R0761)	LAKE CREST (R0762)	LOGANSPOUT (R0763)	SUNRIDGE/ VILLAGE (R0764)	WATERSBURY DOWNS NORTH (R0765)	WATERS EDGE (R0766)	WATERSBURY DOWNS SOUTH (R0767)	HARBOUR PLACE (R0768)	US HOMES (R0769)
84120	Reserve Study	\$ -	\$ -	\$ -									
87246	Community Center Wood Retaining Walls	\$ -	\$ -	\$ -									
87248	Sealcoat	\$ -	\$ -	\$ -									
87258	Concrete Retaining Walls	\$ -	\$ -	\$ -									
87328	Mailboxes	\$ -	\$ -	\$ -									
87820	Concrete Sidewalks	\$ -	\$ -	\$ -									
87830	Concrete - Curb and Gutter Repairs	\$ -	\$ -	\$ -									
88902	Asphalt Milling and Overlay-Comm. Cntr	\$ -	\$ -	\$ -									
88906	Asphalt Paving	\$ -	\$ -	\$ -									
90030	Pool A Pumps	\$ -	\$ -	\$ -									
90040	Pool A Main Filters	\$ -	\$ -	\$ -									
90045	Pool A Wading Filter	\$ -	\$ -	\$ -									
90055	Pool B Wading Filter	\$ -	\$ -	\$ -									
90070	Pool A Underwater Lighting	\$ -	\$ -	\$ -									
90075	Pool B Underwater Lighting	\$ -	\$ -	\$ -									
90080	Roof - Pool House - Pool B	\$ -	\$ -	\$ -									
90110	Pool Furniture	\$ -	\$ -	\$ -									
90120	Bath House - Painting and Repairs - Pool A	\$ -	\$ -	\$ -									
90150	Bath House - Painting and Repairs - Pool B	\$ -	\$ -	\$ -									
90155	Pool House A - renovation	\$ -	\$ -	\$ -									
90160	Pool House B renovation	\$ -	\$ -	\$ -									
90210	Pool Deck Caulking - Pool A	\$ -	\$ -	\$ -									
90215	Pool Matting	\$ -	\$ -	\$ -									
90220	Community Center Deck	\$ -	\$ -	\$ -									
TBD	Recreation Court Maintenance	\$ -	\$ -	\$ -									
TBD	Community Entrance Signage	\$ -	\$ -	\$ -									
	<b>TOTAL RESERVE EXPENSES</b>	\$ -	\$ -	\$ -									
	<b>NET RESERVE TRANSFERS</b>	\$ -	\$ -	\$ -									



WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			SINGLE FAMILY HOMES					
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	DEEP WOOD VILLAGE (R0755)	GABLES/ MANORWOOD (R0756)	HIGHLANDS (R0757)	LAKEFOREST (R0758)	LAURELWOOD COVE (R0759)	WOODLANDS (R0760)
					66	132	105	145	111	45
	<b>OPERATING INCOME</b>									
	<b>ASSESSMENTS</b>									
40725	APARTMENTS	\$217,858.10	\$ 46,712.40	\$ 264,570.50						
40000	CONDOMINIUM	\$377,556.10	\$ 45,019.20	\$ 422,575.30						
40575	SINGLE FAMILY	\$253,159.14	\$ 147,107.10	\$ 400,266.24	\$ 44,051.04	\$ 87,286.32	\$ 70,081.20	\$ 94,986.60	\$ 72,713.88	\$ 31,147.20
40001	TOWNHOME	\$529,977.13	\$ 762,702.12	\$ 1,292,679.25						
	<b>TOTAL ASSESSMENTS</b>	<b>\$ 1,378,550.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,380,091.29</b>	<b>\$ 44,051.04</b>	<b>\$ 87,286.32</b>	<b>\$ 70,081.20</b>	<b>\$ 94,986.60</b>	<b>\$ 72,713.88</b>	<b>\$ 31,147.20</b>
	<b>OTHER INCOME</b>									
42645	COMMUNITY CENTER RENTALS	\$ 5,000.00	\$ -	\$ 5,000.00						
	GENERAL ASSOCIATION FEE									
43000	LATE FEES	\$ 16,000.00	\$ -	\$ 16,000.00						
43075	LEGAL FEES	\$ 30,000.00	\$ -	\$ 30,000.00						
44145	RESERVE INTEREST	\$ 125,000.00	\$ -	\$ 125,000.00						
TBD	GUEST SWIMMING POOL PASSES	\$ 500.00	\$ -	\$ 500.00						
44285	PRIOR YEAR EXCESS/LOSS	\$ 100,000.00	\$ -	\$ 100,000.00						
	<b>TOTAL OTHER INCOME</b>	<b>\$ 276,500.00</b>	<b>\$ -</b>	<b>\$ 276,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TOTAL OPERATING INCOME</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>	<b>\$ 44,051.04</b>	<b>\$ 87,286.32</b>	<b>\$ 70,081.20</b>	<b>\$ 94,986.60</b>	<b>\$ 72,713.88</b>	<b>\$ 31,147.20</b>
	<b>TOTAL AVAILABLE INCOME</b>	<b>\$ 1,655,050.46</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,591.29</b>	<b>\$ 44,051.04</b>	<b>\$ 87,286.32</b>	<b>\$ 70,081.20</b>	<b>\$ 94,986.60</b>	<b>\$ 72,713.88</b>	<b>\$ 31,147.20</b>
	<b>OPERATING EXPENSES</b>									
	<b>RESERVE CONTRIBUTION</b>									
	RESERVE CONTRIBUTION - GENERAL COMMON	\$ 153,981.00	\$ -	\$ 153,981.00						
	<b>TOTAL RESERVE CONTRIBUTION</b>	<b>\$ 153,981.00</b>	<b>\$ -</b>	<b>\$ 153,981.00</b>						
	<b>UTILITIES</b>									
TBD	ELECTRICITY - COMMUNITY CENTER	\$ 12,833.74		\$ 12,833.74						
TBD	ELECTRICITY - LAMPOSTS	\$ 1,642.79		\$ 1,642.79						
TBD	ELECTRICITY - POOL A	\$ 6,156.48		\$ 6,156.48						
TBD	ELECTRICITY - POOL B	\$ 10,696.73		\$ 10,696.73						
TBD	ELECTRICITY - NEIGHBORHOODS	\$ -	\$ 62,000.00	\$ 62,000.00						
TBD	WATER AND SEWER - COMMUNITY CENTER	\$ 3,180.00		\$ 3,180.00						
TBD	WATER AND SEWER - POOL A	\$ 10,600.00		\$ 10,600.00						
TBD	WATER AND SEWER - POOL B	\$ 10,600.00		\$ 10,600.00						
TBD	TELEPHONE AND NETWORK	\$ 6,000.00		\$ 6,000.00						
	<b>TOTAL UTILITIES</b>	<b>\$ 61,709.73</b>	<b>\$ 62,000.00</b>	<b>\$ 123,709.73</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>SWIMMING POOLS</b>									

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			SINGLE FAMILY HOMES					
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	DEEP WOOD VILLAGE (R0755)	GABLES/ MANORWOOD (R0756)	HIGHLANDS (R0757)	LAKEFOREST (R0758)	LAURELWOOD COVE (R0759)	WOODLANDS (R0760)
73536	POOL - FURNITURE/EQUIPMENT	\$ 1,500.00		\$ 1,500.00						
73576	POOL - A REPAIRS	\$ 3,000.00		\$ 3,000.00						
73596	POOL - A SUPPLIES	\$ 5,500.00		\$ 5,500.00						
73578	POOL - B REPAIRS	\$ 3,000.00		\$ 3,000.00						
73598	POOL - B SUPPLIES	\$ 5,500.00		\$ 5,500.00						
73548	SWIM TEAM	\$ 10,000.00		\$ 10,000.00						
	<b>TOTAL SWIMMING POOLS</b>	<b>\$ 28,500.00</b>	<b>\$ -</b>	<b>\$ 28,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b><u>SOCIAL AND LIFESTYLE</u></b>									
52240	COMMUNITY EVENTS	\$ 15,000.00		\$ 15,000.00						
	<b>TOTAL SOCIAL AND LIFESTYLE</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b><u>REPAIRS AND MAINTENANCE</u></b>									
70215	COMMUNITY CENTER R&M	\$ 12,000.00		\$ 12,000.00						
70220	BUILDING IMPROVEMENTS	\$ 3,500.00		\$ 3,500.00						
64120	MAINTENANCE -SITE	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00						
TBD	HANDYMAN	\$ 65,000.00		\$ 65,000.00						
65700	TREE MAINTENANCE	\$ 25,000.00	\$ 75,000.00	\$ 100,000.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
TBD	LANDSCAPING - NON CONTRACT	\$ 5,000.00	\$ -	\$ 5,000.00						
66045	HVAC R&M	\$ 3,000.00		\$ 3,000.00						
67005	ROAD REPAIRS	\$ 2,000.00		\$ 2,000.00						
	<b>TOTAL MAINTENANCE AND REPAIRS</b>	<b>\$ 155,500.00</b>	<b>\$ 85,000.00</b>	<b>\$ 240,500.00</b>	<b>\$ 250.00</b>	<b>\$ 250.00</b>	<b>\$ 250.00</b>	<b>\$ 250.00</b>	<b>\$ 250.00</b>	<b>\$ 250.00</b>
	<b><u>CONTRACTS</u></b>									
61050	REFUSE	\$ 9,943.71	\$ 208,599.29	\$ 218,543.00	\$ 8,719.87	\$ 17,439.73	\$ 13,877.48	\$ 19,166.22	\$ 14,664.24	\$ 5,944.37
62020	LAWN MAINTENANCE	\$ 89,848.00	\$ 130,152.00	\$ 220,000.00	\$ 3,872.00	\$ 6,050.00	\$ 5,588.00	\$ 7,744.00	\$ 5,896.00	\$ 2,640.00
63225	JANITORIAL	\$ 14,000.00	\$ -	\$ 14,000.00						
62100	SNOW REMOVAL	\$ 87,975.00	\$ 142,025.00	\$ 230,000.00						
73502	POOL - CONTRACT	\$ 215,000.00	\$ -	\$ 215,000.00						
	<b>TOTAL CONTRACTS</b>	<b>\$ 416,766.71</b>	<b>\$ 480,776.29</b>	<b>\$ 897,543.00</b>	<b>\$ 12,591.87</b>	<b>\$ 23,489.73</b>	<b>\$ 19,465.48</b>	<b>\$ 26,910.22</b>	<b>\$ 20,560.24</b>	<b>\$ 8,584.37</b>
	<b><u>TAXES AND INSURANCE</u></b>									
52505	COUNTY COMMISSION	\$ -	\$ 10,263.50	\$ 10,263.50	\$ 429.00	\$ 858.00	\$ 682.50	\$ 942.50	\$ 721.50	\$ 292.50
54055	REAL ESTATE TAXES	\$ 5,723.45	\$ 49,276.23	\$ 54,999.68						
54255	INCOME TAXES	\$ 20,000.00		\$ 20,000.00						

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			SINGLE FAMILY HOMES					
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	DEEP WOOD VILLAGE (R0755)	GABLES/ MANORWOOD (R0756)	HIGHLANDS (R0757)	LAKEFOREST (R0758)	LAURELWOOD COVE (R0759)	WOODLANDS (R0760)
53080	D&O INSURANCE	\$ 13,200.00		\$ 13,200.00						
53190	PROPERTY & LIABILITY	\$ 41,400.00		\$ 41,400.00						
53220	UMBRELLA POLICY	\$ 3,870.00		\$ 3,870.00						
TBD	CRIME POLICY	\$ 970.00		\$ 970.00						
57240	WORKERS' COMP. INSURANCE - (non employee)	\$ 800.00		\$ 800.00						
	<b>TOTAL TAXES AND INSURANCE</b>	<b>\$ 85,963.45</b>	<b>\$ 59,539.73</b>	<b>\$ 145,503.18</b>	<b>\$ 429.00</b>	<b>\$ 858.00</b>	<b>\$ 682.50</b>	<b>\$ 942.50</b>	<b>\$ 721.50</b>	<b>\$ 292.50</b>
	<b>PROFESSIONAL EXPENSES</b>									
55570	MANAGEMENT CONTRACT	\$ 108,424.50		\$ 108,424.50						
55065	AUDITOR	\$ 16,000.00		\$ 16,000.00						
55135	CONSULTANTS	\$ 2,000.00		\$ 2,000.00						
50850	MEETING MINUTES	\$ 3,300.00		\$ 3,300.00						
55235	LEGAL	\$ 10,000.00		\$ 10,000.00						
55285	LEGAL - COLLECTIONS	\$ 90,000.00		\$ 90,000.00						
55290	LEGAL - LITIGATION	\$ 5,000.00		\$ 5,000.00						
55485	LEGAL RETAINER	\$ 3,000.00		\$ 3,000.00						
	<b>TOTAL PROFESSIONAL EXPENSES</b>	<b>\$ 237,724.50</b>	<b>\$ -</b>	<b>\$ 237,724.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>STAFFING</b>									
	PAYROLL MANAGEMENT	\$ 380,508.31		\$ 380,508.31						
	COVENANTS ENFORCEMENT	\$ 15,000.00		\$ 15,000.00						
	<b>TOTAL STAFFING</b>	<b>\$ 395,508.31</b>	<b>\$ -</b>	<b>\$ 395,508.31</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>ADMINISTRATIVE</b>									
	CONTINUING EDUCATION	\$ -		\$ -						
50000	FIRSTSERVICE ADMIN EXPENSE	\$ 70,000.00		\$ 70,000.00						
50790	CHURCHILL FOUNDATION FEES	\$ -	\$ 170,365.80	\$ 170,365.80	\$ 3,286.80	\$ 6,573.60	\$ 5,229.00	\$ 7,221.00	\$ 5,527.80	\$ 2,241.00

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			SINGLE FAMILY HOMES					
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	DEEP WOOD VILLAGE (R0755)	GABLES/ MANORWOOD (R0756)	HIGHLANDS (R0757)	LAKEFOREST (R0758)	LAURELWOOD COVE (R0759)	WOODLANDS (R0760)
50795	GENERAL COMMON ASSOCIATION FEE			\$ -	\$ 27,493.37	\$ 56,114.99	\$ 44,454.22	\$ 59,662.88	\$ 45,654.34	\$ 19,779.33
50875	MISCELLANEOUS	\$ 1,000.00		\$ 1,000.00						
51135	OFFICE EQUIPMENT	\$ 6,000.00		\$ 6,000.00						
51630	DUES & SUBSCRIPTIONS	\$ 3,580.00		\$ 3,580.00						
51980	RESERVE CONTRIBUTION		\$ 143,859.00	\$ 143,859.00						
52095	POSTAGE	\$ 10,000.00		\$ 10,000.00						
52105	PRINTING & DUPLICATING	\$ 11,600.00		\$ 11,600.00						
52230	OFFICE SUPPLES	\$ 2,500.00		\$ 2,500.00						
	<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 104,680.00</b>	<b>\$ 314,224.80</b>	<b>\$ 418,904.80</b>	<b>\$ 30,780.17</b>	<b>\$ 62,688.59</b>	<b>\$ 49,683.22</b>	<b>\$ 66,883.88</b>	<b>\$ 51,182.14</b>	<b>\$ 22,020.33</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,655,333.69</b>	<b>\$ 1,001,540.82</b>	<b>\$ 2,656,874.52</b>	<b>\$ 44,051.04</b>	<b>\$ 87,286.32</b>	<b>\$ 70,081.20</b>	<b>\$ 94,986.60</b>	<b>\$ 72,713.88</b>	<b>\$ 31,147.20</b>
	<b>NET INCOME</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>TRANSFER FROM RESERVES</b>									
	<b>TOTAL TRANSFER FROM RESERVES</b>									
	<b>RESERVE EXPENSES</b>									
84120	Reserve Study	\$ -	\$ -	\$ -						
87246	Community Center Wood Retaining Walls	\$ -	\$ -	\$ -						
87248	Sealcoat	\$ -	\$ -	\$ -						
87258	Concrete Retaining Walls	\$ -	\$ -	\$ -						
87328	Mailboxes	\$ -	\$ -	\$ -						
87820	Concrete Sidewalks	\$ -	\$ -	\$ -						
87830	Concrete - Curb and Gutter Repairs	\$ -	\$ -	\$ -						
88902	Asphalt Milling and Overlay-Comm. Cntr	\$ -	\$ -	\$ -						
88906	Asphalt Paving	\$ -	\$ -	\$ -						
90030	Pool A Pumps	\$ -	\$ -	\$ -						
90040	Pool A Main Filters	\$ -	\$ -	\$ -						
90045	Pool A Wading Filter	\$ -	\$ -	\$ -						
90055	Pool B Wading Filter	\$ -	\$ -	\$ -						
90070	Pool A Underwater Lighting	\$ -	\$ -	\$ -						
90075	Pool B Underwater Lighting	\$ -	\$ -	\$ -						
90080	Roof - Pool House - Pool B	\$ -	\$ -	\$ -						
90110	Pool Furniture	\$ -	\$ -	\$ -						

WATERS LANDING ASSOCIATION, INC.  
DRAFT FY 2026 BUDGET  
SUMMARY COMBINED WORKSHEET

		2026 OPERATING BUDGET			SINGLE FAMILY HOMES					
		GENERAL PROPOSED BUDGET 2026	NEIGHBORHOOD PROPOSED BUDGET 2026	CONSOLIDATED PROPOSED BUDGET 2026	DEEP WOOD VILLAGE (R0755)	GABLES/ MANORWOOD (R0756)	HIGHLANDS (R0757)	LAKEFOREST (R0758)	LAURELWOOD COVE (R0759)	WOODLANDS (R0760)
90120	Bath House - Painting and Repairs - Pool A	\$ -	\$ -	\$ -						
90150	Bath House - Painting and Repairs - Pool B	\$ -	\$ -	\$ -						
90155	Pool House A - renovation	\$ -	\$ -	\$ -						
90160	Pool House B renovation	\$ -	\$ -	\$ -						
90210	Pool Deck Caulking - Pool A	\$ -	\$ -	\$ -						
90215	Pool Matting	\$ -	\$ -	\$ -						
90220	Community Center Deck	\$ -	\$ -	\$ -						
TBD	Recreation Court Maintenance	\$ -	\$ -	\$ -						
TBD	Community Entrance Signage	\$ -	\$ -	\$ -						
	<b>TOTAL RESERVE EXPENSES</b>	\$ -	\$ -	\$ -						
	<b>NET RESERVE TRANSFERS</b>	\$ -	\$ -	\$ -						