

# WATERFORD HOMEOWNERS ASSOCIATION, INC.

## 2020 ANNUAL REPORT

### PROJECTS COMPLETED IN 2020

- **PAINTED THE FENCE SURROUNDING THE POOL/PAVILION.**
- **WORKED ON ELIMINATING MOLES ON THE FRONT ISLAND.**
- **MORE COLORFUL FLOWERS FOR THE FRONT ENTRANCE.**
- **REMOVED 3 LARGE DEAD PINE TREES AT THE ENTRANCE.**
- **STARTED WORKING WITH THE CITY OF SHARONVILLE TO CLEAN OUR ~62 ACRE POND WHICH ACCEPTS ALL OF THE STREET DRAINAGE FROM OUR SUBDIVISION. CURRENTLY GETTING A QUOTE FROM A POTENTIAL CONTRACTOR**



- **REPAIRED A LARGE LEAK IN OUR SPRINKLER SYSTEM WHICH REDUCED OUR WATER COSTS.**
- **UPGRADING OUR WEBSITE TO HANDLE LARGER FILES AND TO BE MORE SECURE. THIS WILL BE COMPLETED BY THE END OF THE YEAR.**
- **MADE OTHER REPAIRS AS NEEDED.**

Adam Shuppert  
President  
368-8147

Tom Strotman  
Vice President  
733-9554

# WATERFORD HOMEOWNERS ASSOCIATION, INC.

Gary Holloway  
Treasurer  
733-0849

Brian Loughnane  
Secretary  
939-6063

## 2020 FINANCE REPORT

2019 INCOME: \$ 58,000 (REF.—2019 TAX FORM)

2019 EXPENDITURES \$ 47,393.31 (REF.—2019 TAX FORM)

2020 INCOME (COLLECTED ASSESSMENTS AS OF 3/19/20) = \$58,000

145 HOMES PAID IN FULL

**LIENS=1**

COLLECTION RATE=100%

CATEGORY	2020 BUDGET	ACTUAL/2020	2021 BUDGET	PERCENT OF 2021 TOTAL BUDGET
BUILDING MAINTENANCE	\$5,000	\$2,291	\$5,000	8.62%
COMMON UTILITIES - ELECTRIC//PHONE	\$3,000	\$600	\$3,000	5.17%
INSURANCE	\$3,000	\$3,163	\$3,300	5.69%
LANDSCAPE MAINTENANCE & MATERIALS	\$13,000	\$13,696	\$13,000	22.41%
LEGAL & ACCOUNTING	\$1,000	\$985	\$2,000	3.45%
MANAGEMENT FEE	\$0	\$0	\$0	0.00%
POOL CHEMICALS & SUPPLIES	\$1,000	\$473	\$1,500	2.59%
POOL MANAGEMENT & REPAIRS	\$12,000	\$6,620	\$12,000	20.69%
POSTAGE/PRINTING/SUPPLIES	\$1,000	\$150	\$1,000	1.72%
PROPERTY TAX	\$200	\$64	\$100	0.17%
RESERVES FOR REPLACEMENT	\$10,800	\$10,800	\$0	0.00%
MISCELLANEOUS	\$1,000	\$4,915	\$1,000	1.72%
WATER/SEWER	\$3,000	\$1,900	\$3,100	5.34%
NON-RECURRING ITEMS	\$4,000	\$0	\$13,000	22.41%
<b>TOTAL</b>	<b>\$58,000</b>	<b>\$45,657</b>	<b>\$58,000</b>	<b>100.00%</b>

The actual 2020 expenditures and the 2021 budget for Waterford is shown on the previous page.

1. Building Maintenance includes painting of the fence around the pool. The new budget number plans for the power washing which is done every two years.
2. Legal and Accounting, the new budget amount includes an increase to cover any additional activity for liens and covid effort.
3. Pool Management/Repairs, the new budget assumes a normal summer operation.
4. Reserves For Replacement, the new budget assumes that money will be directed to the Pond cleaning project.
5. Miscellaneous, present costs include effort to rid moles on the island and the website update effort.
6. Non-Recurring Items, the new budget allocates this money for the Pond cleaning project. The final amount is unknown at this time.

**THIS ANNUAL REPORT IS SUBMITTED BY THE WATERFORD BOARD FOR 2020**