

WATERSOUND ORIGINS COMMUNITY - COMMON

Budget Analysis WorkSheet - 2026

GL Account Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	9 Months YTD	AnnualizedActual	AnnualizedVariance	MonthlyAverage	ProposedMonthlyBudget	ProposedAnnualBudget	AnnualVariance	PercentageVariance	Remarks
	REVENUE											
40000	Owner Assessments	276,813	3,321,760	2,422,387	3,229,823	91,937	269,152	188,480	2,261,760	-1,060,000	-31.91079428	\$380 per quarter for 1,488 homes/lots
40011	Late Fee Income	0	0	-176	-235	235	20	0	0	0	0	0
40014	Legal Fee Income	0	0	2,048	2,731	-2,731	228	0	0	0	0	0
40025	Returned Check Fees	0	0	234	312	-312	26	0	0	0	0	0
40068	Impact Fees	1,667	20,000	22,500	30,000	-10,000	2,500	1,667	20,000	0	0	0
40069	Design Review Fees	0	0	15,500	20,667	-20,667	1,722	1,667	20,000	20,000	100	0
40075	Construction Mgmt Fees	2,500	30,000	18,750	25,000	5,000	2,083	2,500	30,000	0	0	0
40078	Late Fee Interest	833	10,000	9,141	12,188	-2,188	1,016	833	10,000	0	0	0
40080	Interest Income	0	0	17,883	23,844	-23,844	1,987	1,667	20,000	20,000	100	0
40081	Reserve Interest	0	0	2,203	2,937	-2,937	245	0	0	0	0	0
40093	Capital Contribution	8,811	105,730	89,595	119,460	-13,730	9,955	10,000	120,000	14,270	13.49664239	0
40115-01	Administrative Fee-Collection Fee Billing- - Reminder Letter	208	2,500	3,900	5,200	-2,700	433	500	6,000	3,500	140	0
40115-02	Administrative Fee-Collection Fee Billing- - Demand Letter	833	10,000	6,600	8,800	1,200	733	833	10,000	0	0	0
40115-04	Administrative Fee-Collection Fee Billing- - Intent to Lien	2,241	26,887	8,250	11,000	15,887	917	2,241	26,887	0	0	0
	**TOTAL REVENUE	293,906	3,526,877	2,618,795	3,491,727	35,150	290,977	210,387	2,524,647	-1,002,230	-28.41692523	
	EXPENSES											
	**ADMINISTRATIVE											
50005	Management & Accounting	5,300	63,600	61,299	81,732	-18,132	6,811	0	0	-63,600	-100	Changed to 61000
50008	Accounting Fees - CPA	575	6,900	0	0	6,900	0	575	6,900	0	0	0
50012-01	Bad Debts- - Allowance	292	3,500	2,625	3,500	0	292	292	3,500	0	0	0
50015	Bank Charges	33	400	331	441	-41	37	33	400	0	0	0
50045-00	Legal Fees	1,167	14,000	80,330	107,107	-93,107	8,926	7,083	85,000	71,000	507.1428571	0
50045-04	Legal Fees- Collections	0	0	2,048	2,731	-2,731	228	0	0	0	0	0
50055	Meeting Expenses	192	2,300	0	0	2,300	0	208	2,500	200	8.695652174	0
50057	Social Committee	1,500	18,000	7,739	10,319	7,681	860	1,500	18,000	0	0	0
50058	Parking & Security Committee	1,000	12,000	0	0	12,000	0	0	0	-12,000	-100	0
50064-00	Administrative-Collection Fee Billing	5,667	68,000	25,320	33,760	34,240	2,813	5,667	68,000	0	0	0
50074	Office Rental	2,000	24,000	18,800	25,067	-1,067	2,089	3,000	36,000	12,000	50	0
50075	Office Supplies	583	7,000	5,520	7,360	-360	613	583	7,000	0	0	0
50081	Printing & Postage	417	5,000	95	127	4,873	11	417	5,000	0	0	0
50093	Design Review Expense	1,667	20,000	2,250	3,000	17,000	250	333	4,000	-16,000	-80	0
50119	Construction Mgmt Expense	2,500	30,000	18,750	25,000	5,000	2,083	2,083	25,000	-5,000	-16.66666667	0
50125	Web Page/Internet	0	0	0	0	0	0	75	900	900	100	0
50555	Holiday Lighting	1,000	12,000	10,875	14,500	-2,500	1,208	1,000	12,000	0	0	0
	**TOTAL ADMINISTRATIVE	23,893	286,700	235,982	314,644	-27,944	26,221	22,850	274,200	-12,500	-4.359958144	
	**PROPERTY INSURANCE											
52031	Excess Liability Insurance	1,481	17,776	12,973	17,297	479	1,441	1,703	20,435	2,659	14.95837084	0
52032	Umbrella Insurance	423	5,072	5,900	7,867	-2,795	656	460	5,516	444	8.753943218	0
52035	Directors & Officers Insurance	659	7,911	4,818	6,424	1,487	535	659	7,911	0	0	0
52063	Workers Comp	0	0	378	504	-504	42	0	0	0	0	0
	**TOTAL PROPERTY INSURANCE	2,563	30,759	24,069	32,092	-1,333	2,674	2,822	33,862	3,103	10.08810429	
	**UTILITIES											
54050-00	Electricity	1,417	17,000	34,110	45,480	-28,480	3,790	10,094	121,131	104,131	612.5352941	See attached calculation sheet
54070-42	Water & Sewer - Reclaimed	27,083	325,000	276,407	368,543	-43,543	30,712	36,064	432,770	107,770	33.16	See attached calculation sheet
54077-03a	Utilities- Cable & Internet	317	3,800	2,363	3,151	649	263	258	3,100	-700	-18.42105263	0
	**TOTAL UTILITIES	28,817	345,800	312,880	417,174	-71,374	34,765	46,417	557,001	211,201	61.07605552	
	**CONTRACTS											
60021-53	Contracts- Janitorial Services	0	0	2,080	2,773	-2,773	231	0	0	0	0	0
60085	Lake Maintenance	4,083	49,000	36,812	49,083	-83	4,090	4,500	54,000	5,000	10.20408163	0
60090	Lawn Maintenance	54,450	653,400	481,894	642,525	10,875	53,544	58,796	705,552	52,152	7.981634527	0
61000	Management Services	0	0	0	0	0	0	5,300	63,600	63,600	100	0
61013	Pet Waste	4,083	49,000	29,969	39,959	9,041	3,330	3,333	40,000	-9,000	-18.36734694	0
61027	Pressure Washing	292	3,500	1,162	1,549	1,951	129	269	3,231	-269	-7.685714286	0
61045-00	Security Services	1,667	20,000	9,914	13,219	6,781	1,102	1,250	15,000	-5,000	-25	0
61048	Cost Share - Watersound Pkwy	0	0	0	0	0	0	12,713	152,551	152,551	100	See attached calculation sheet
61052	Tree/Shrub Spray	333	4,000	4,225	5,633	-1,633	469	479	5,750	1,750	43.75	0
	**TOTAL CONTRACTS	64,908	778,900	566,056	754,741	24,159	62,895	86,640	1,039,684	260,784	33.48106304	
	**SALARIES & BENEFITS											
65000-01	Salaries- Manager	8,855	106,262	79,687	106,249	13	8,854	9,125	109,500	3,238	3.047185259	0
65000-11	Salaries- Admin	9,533	114,400	79,438	105,917	8,483	8,826	9,825	117,900	3,500	3.059440559	0

65000-12	Salaries- Asst Mgr	7,293	87,516	60,938	81,251	6,265	6,771	7,517	90,200	2,684	3.066867773	
65040	Medical Insurance	750	9,000	22,064	29,419	-20,419	2,452	2,500	30,000	21,000	233.3333333	
	**TOTAL SALARIES & BENEFITS	26,431	317,178	242,127	322,836	-5,658	26,903	28,967	347,600	30,422	9.591459685	
	**REPAIRS/MAINTENANCE											
70022	R&M - Bridge/Boardwalk	167	2,000	0	0	2,000	0	167	2,000	0	0	
70045	R&M-Electrical	2,500	30,000	19,795	26,393	3,607	2,199	2,500	30,000	0	0	
70060	R&M-General	1,667	20,000	22,114	29,485	-9,485	2,457	1,667	20,000	0	0	
70105	Road Maintenance	20,833	250,000	131,809	175,745	74,255	14,645	4,167	50,000	-200,000	-80	
70114-00	Amenities Fee	98,253	1,179,040	798,140	1,064,187	114,853	88,682	0	0	-1,179,040	-100	Removed from Budget. Billed separately
70125	R&M-Signage	2,083	25,000	5,120	6,827	18,173	569	667	8,000	-17,000	-68	
70135	Landscape Improvements	833	10,000	29,826	39,768	-29,768	3,314	1,667	20,000	10,000	100	
70137	Irrigation Repairs/Maintenance	2,167	26,000	13,266	17,688	8,312	1,474	1,667	20,000	-6,000	-23.07692308	
70138	Tree Trim/Removal	833	10,000	8,502	11,336	-1,336	945	833	10,000	0	0	
70139	Pinestraw	17,183	206,200	87,586	116,781	89,419	9,732	8,583	103,000	-103,200	-50.04849661	
70140	Restoration Planting	275	3,300	0	0	3,300	0	275	3,300	0	0	
70142	Gravel Pathways	500	6,000	0	0	6,000	0	500	6,000	0	0	
	**TOTAL REPAIRS/MAINTENANCE	147,294	1,767,540	1,116,158	1,488,210	279,330	124,017	22,692	272,300	-1,495,240	-84.59440805	
	**RESERVE TRANSFERS											
80001	Reserve Interest	0	0	2,203	2,937	-2,937	245	0	0	0	0	
	**TOTAL RESERVE TRANSFERS			2,203	2,937	-2,937	245					
	**PRIOR YEAR ACTIVITY											
70298-00	Prior Year Expense	0	0	-1,990	-2,653	2,653	-221	0	0	0	0	
	**TOTAL PRIOR YEAR ACTIVITY			-1,990	-2,653	2,653	-221					
	**TOTAL EXPENSES	293,906	3,526,877	2,497,485	3,329,981	196,896	277,499	210,388	2,524,647	-1,002,230	-28.41692523	
	Operating Net Income or Loss			121,310	161,746	-161,746	13,478	-1				

WaterSound Origins-2026

WATERSOUND ORIGINS COMMUNITY - NATURE WALK

Budget Analysis Worksheet - 2026

GL Account Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	9 Months YTD	AnnualizedActual	AnnualizedVariance	MonthlyAverage	ProposedMonthlyBudget	ProposedAnnualBudget	AnnualVariance	PercentageVariance	Remarks
REVENUE												
40000	Owner Assessments	0	0	0	0	0	0	0	0	0	0	
40040	Naturewalk Assessments	35,340	424,080	105,596	140,795	283,285	11,733	35,340	424,080	0	0	\$228 per quarter for 465 homes/lots
40041	Naturewalk Assessments	0	0	184,193	245,591	-245,591	20,466	0	0	0	0	
40060	Gate/RemoteKey Cards	0	0	3,000	4,000	-4,000	333	292	3,500	3,500	100	
40066	Amenity Center Fobs	0	0	1,334	1,779	-1,779	148	167	2,000	2,000	100	
	**TOTAL REVENUE	35,340	424,080	294,123	392,165	31,915	32,680	35,798	429,580	5,500	1.296925108	
EXPENSES												
**ADMINISTRATIVE												
50050-00	License, Taxes, Permit	58	700	881	1,175	-475	98	100	1,200	500	71.42857143	
50555	Holiday Lighting	417	5,000	5,000	6,667	-1,667	556	417	5,000	0	0	
	**TOTAL ADMINISTRATIVE	475	5,700	5,881	7,842	-2,142	654	517	6,200	500	8.771929825	
**PROPERTY INSURANCE												
52028	Property & Liability	3,199	38,390	27,927	37,236	1,154	3,103	2,333	28,000	-10,390	-27.06433967	
	**TOTAL PROPERTY	3,199	38,390	27,927	37,236	1,154	3,103	2,333	28,000	-10,390	-27.06433967	
**UTILITIES												
54050-00	Electricity	1,167	14,000	10,618	14,157	-157	1,180	1,167	14,000	0	0	
54070-42	Water & Sewer -	650	7,800	5,839	7,785	15	649	650	7,800	0	0	
54077-03a	Utilities- Cable & Internet	308	3,700	2,735	3,647	53	304	317	3,800	100	2.702702703	
	**TOTAL UTILITIES	2,125	25,500	19,192	25,589	-89	2,133	2,133	25,600	100	0.392156863	
**CONTRACTS												
60067	Naturewalk Access Control	3,333	40,000	35,897	47,863	-7,863	3,989	3,558	42,690	2,690	6.725	
60086	Lake Maintenance-	158	1,900	2,774	3,699	-1,799	308	417	5,000	3,100	163.1578947	
60091	Naturewalk Lawn	7,358	88,290	64,696	86,261	2,029	7,188	7,358	88,290	0	0	
61027	Pressure Washing	250	3,000	1,275	1,700	1,300	142	250	3,000	0	0	
	**TOTAL CONTRACTS	11,099	133,190	104,642	139,523	-6,333	11,627	11,582	138,980	5,790	4.347173211	
**REPAIRS/MAINTENANCE												
70050	Naturewalk R&M-Access	1,667	20,000	5,910	7,880	12,120	657	1,667	20,000	0	0	
70125	R&M-Signage	208	2,500	0	0	2,500	0	208	2,500	0	0	
70135	Landscape Improvements	500	6,000	1,648	2,197	3,803	183	500	6,000	0	0	
70137	Irrigation	250	3,000	0	0	3,000	0	250	3,000	0	0	
70138	Tree Trim/Removal	83	1,000	0	0	1,000	0	83	1,000	0	0	
70139	Pinestraw	1,333	16,000	15,529	20,705	-4,705	1,725	1,333	16,000	0	0	
70140	Restoration Planting	500	6,000	0	0	6,000	0	500	6,000	0	0	
	**TOTAL	4,541	54,500	23,087	30,782	23,718	2,565	4,542	54,500			
**RECREATION CENTER												
70108-07	Rec Facilities- Janitorial	7,083	85,000	62,315	83,087	1,913	6,924	7,083	85,000	0	0	
70108-119	Rec Facilities- Water &	333	4,000	3,180	4,240	-240	353	417	5,000	1,000	25	
70108-131	Rec Facilities- Trash	167	2,000	1,287	1,716	284	143	208	2,500	500	25	
70108-140	Rec Facilities- R&M Pool	2,500	30,000	60,323	80,431	-50,431	6,703	2,500	30,000	0	0	
70108-20	Rec Facilities- Gas	2,250	27,000	15,877	21,169	5,831	1,764	2,500	30,000	3,000	11.11111111	
70108-30	Rec Facilities- Janitorial	650	7,800	1,230	1,640	6,160	137	650	7,800	0	0	
70108-360	Rec Facilities- Locks/Keys	83	1,000	0	0	1,000	0	83	1,000	0	0	
70108-79	Rec Facilities-	833	10,000	12,582	16,776	-6,776	1,398	1,250	15,000	5,000	50	
	**TOTAL RECREATION	13,899	166,800	156,794	209,059	-42,259	17,422	14,692	176,300	9,500	5.695443645	
**PRIOR YEAR ACTIVITY												
70298-00	Prior Year Expense	0	0	-99	-132	132	-11	0	0	0	0	
	**TOTAL PRIOR YEAR			-99	-132	132	-11					
	**TOTAL EXPENSES	35,338	424,080	337,424	449,899	-25,819	37,493	35,799	429,580	5,500	1.296925108	
	Operating Net Income or	2		-43,301	-57,734	57,734	-4,813	-1				