



2022 Watson Run Budget - \$223.00 per month | Watson Run HOA | FY2022

As of 10/2/2021

Woo-Cat Property & Association Management
Homeowners Association Information
Mailing Address: PO BOX 159
Pequea, PA 17565
(866) 897-7592

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2022
Income													
Association Fee Income	39,694.00	39,694.00	39,694.00	39,694.00	39,694.00	39,694.00	39,694.00	39,694.00	39,694.00	39,694.00	39,694.00	39,694.00	\$476,328.00
Interest Income	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	\$360.00
Total for Income	39,724.00	39,724.00	39,724.00	39,724.00	39,724.00	39,724.00	39,724.00	39,724.00	39,724.00	39,724.00	39,724.00	39,724.00	\$476,688.00
Expenses													
Legal and Professional Fees	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	\$10,000.00
SWM	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	\$5,000.00
Water	0.00	0.00	21,360.00	0.00	0.00	21,360.00	0.00	0.00	21,360.00	0.00	0.00	21,360.00	\$85,440.00
WR - Admin & Postage	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
WR - CH Cable	233.33	233.33	233.33	233.33	233.33	233.33	233.33	233.33	233.33	233.33	233.33	233.33	\$2,800.00
WR - CH Cleaning	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	\$4,000.00
WR - CH Propane	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	\$3,500.00
WR - CH Water & Sewer	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	200.00	\$800.00
WR - General Maintenance	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	\$5,000.00
WR - Grounds & Maintenance	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	14,583.33	\$175,000.00
WR - Liability & Casualty Insurance	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	\$10,000.00
WR - Management Fees	3,204.00	3,204.00	3,204.00	3,204.00	3,204.00	3,204.00	3,204.00	3,204.00	3,204.00	3,204.00	3,204.00	3,204.00	\$38,448.00
WR - Replacement Reserve	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	\$44,000.00
WR - Security Alarm Monitoring	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	\$25,000.00
WR - Snow Removal	10,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	\$20,000.00
WR - Tax Return	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$500.00
WR - Trash Removal	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	\$30,000.00
WR Pool	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	\$10,000.00
WR - CH Electric	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
WR - Electric Street Lights	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
Total for Expenses	40,829.00	35,829.00	52,389.00	30,829.00	31,329.00	52,389.00	30,829.00	30,829.00	52,389.00	30,829.00	30,829.00	57,389.00	\$476,688.00
Net Operating Income	-1,105.00	3,895.00	-12,665.00	8,895.00	8,395.00	-12,665.00	8,895.00	8,895.00	-12,665.00	8,895.00	8,895.00	-17,665.00	\$0.00
Non-operating Income													
Total for Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Non-operating Expenses													
Total for Non-operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00



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Net Income	-1,105.00	3,895.00	-12,665.00	8,895.00	8,395.00	-12,665.00	8,895.00	8,895.00	-12,665.00	8,895.00	8,895.00	-17,665.00	\$0.00