



Waterford Place Homeowners Association, Inc.

Historical Analysis of Revenue and Expenses (2001 vs. 2026)

Prepared by Jacquie Roberts

Treasurer, Waterford Place Homeowners Association, Inc.

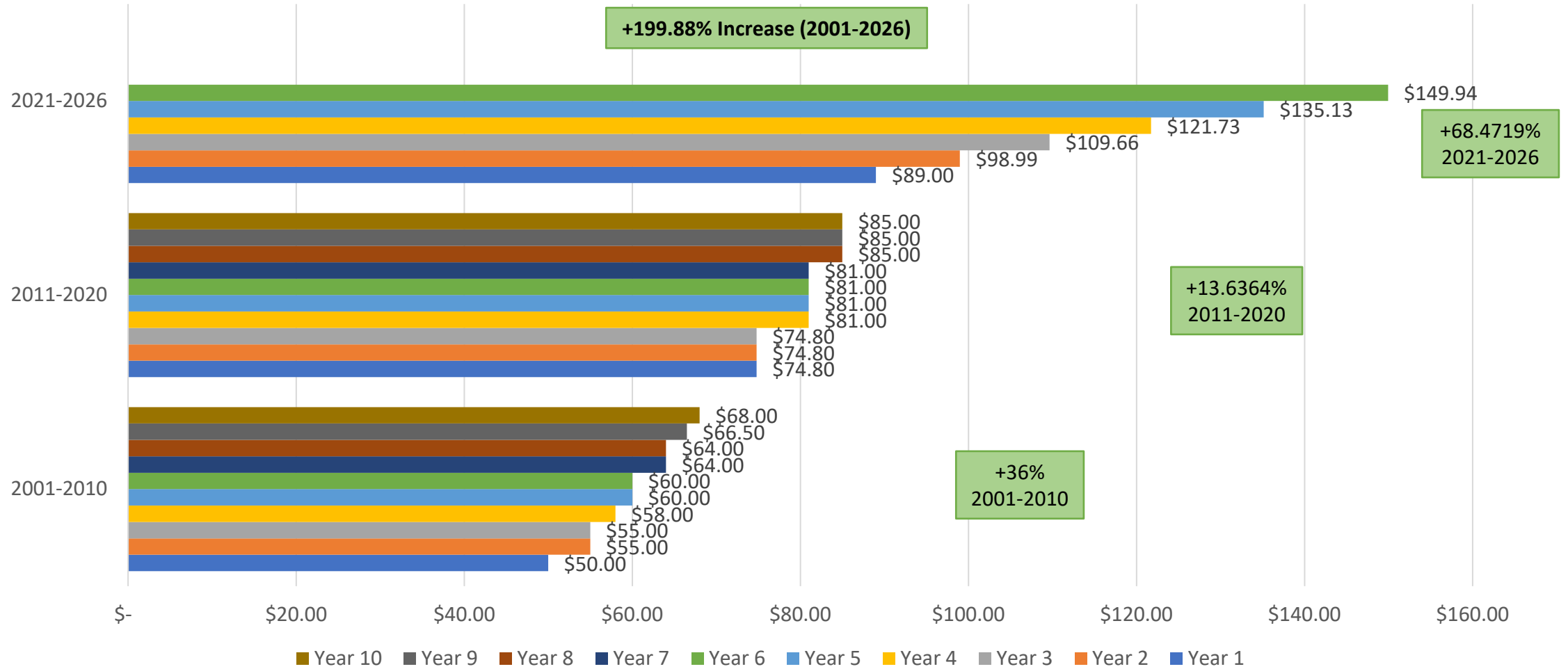
(October 16, 2025)

Historical Analysis of the WPHOA Revenue and Expenses (2001 vs. 2026)

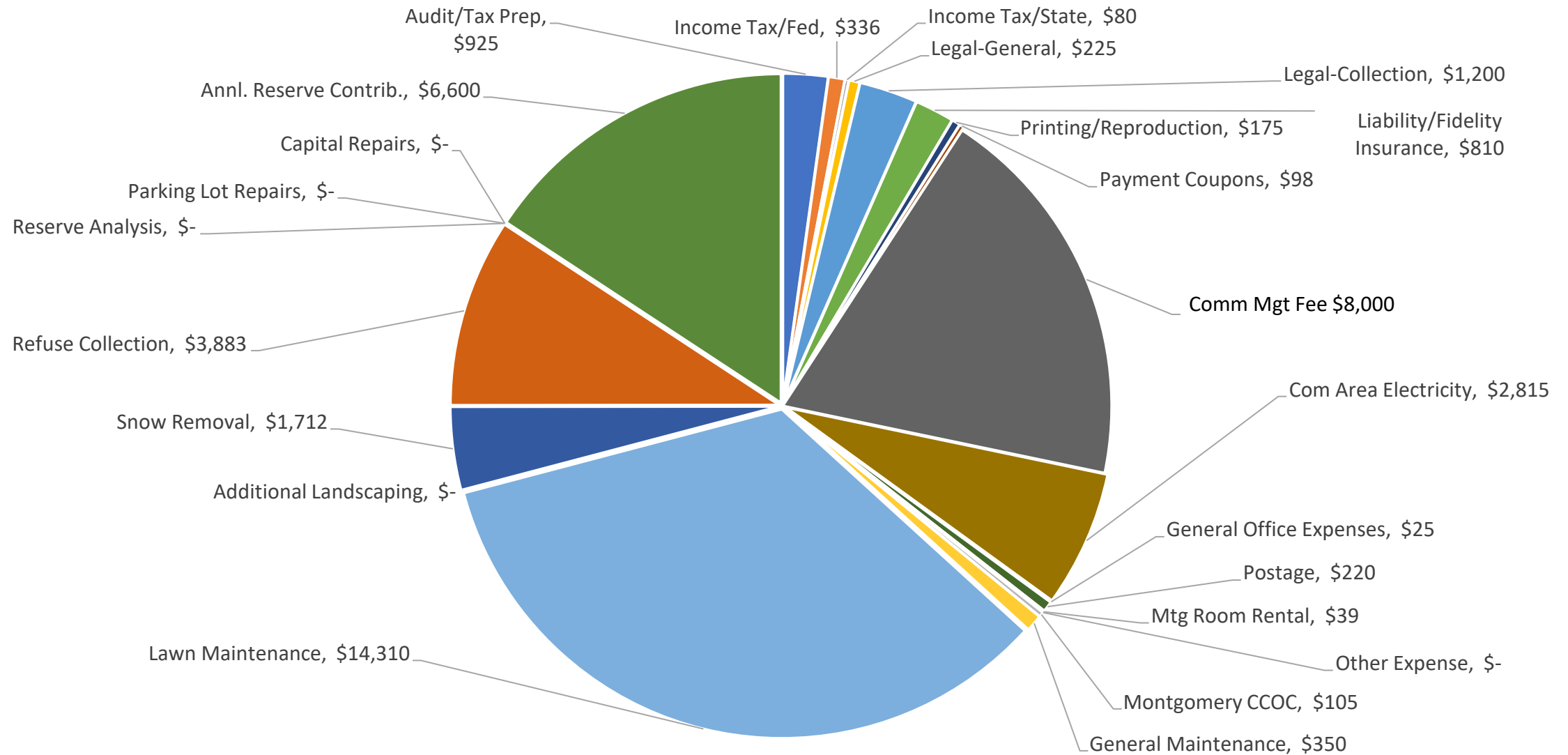
- Since 2001, the WPHOA **Assessments have increased by 199.88%** (from **\$50** in 2001 to **\$149.94** in 2026). It should be noted that the WPHOA Assessments are the only guaranteed source of revenue for the Association.
- Since 2001, the WPHOA **Expenses to Maintain, Repair, and Replace the Common Areas Assets have increased by 239.4883%** (from **\$37,173** in 2001 to **\$126,198** in 2026).
- In direct comparison to the categorized expenses in 2001, the WPHOA **Expenses to Maintain, Repair, and Replace the Common Areas Assets have increased by 173.1149%** (from **\$37,173** in 2001 to **\$101,525** in 2026 for the same expense line items).
- Over the past 20+ years, additional line-item expenses/categories were added to the annual operating budgets to support the WPHOA. These expense lines included, but were not limited to, **community services** (*maintaining a community website, orienting new owners and residents, organizing social activities*) and WPHOA's **compliance and business management services** (*paying the mandatory annual Montgomery County "Rain Tax," incorporating changes impacted by legislative changes in Montgomery County and Maryland laws related to snow removal, tree care services, mandatory reserve study updates and requirements for fully-funded capital reserve accounts, etc.*).
- The additional line-item expenses/categories (identified in this document on slide #12 as "**Expense Categories Not Utilized in 2001 Budget But Are Now Essential WPHOA Expenses - \$24,673 (2026)**") represent a **24.3024% additional increase to the categorized expenses utilized in 2001 and 2026.**

Waterford Place HOA Revenue Source (HOA Assessments)

WPHOA Annual Assessment Reflected as the Per Unit Per Month (PUPM) Rate for WPHOA Assessment Over the Past 20+ Years



2001 Waterford Place HOA Expenses – \$37,173



2001 Waterford Place HOA Expenses – \$37,173



■ Audit/Tax Prep - \$925	■ Income Tax/Fed - \$336	■ Income Tax/State - \$80	■ Legal-General - \$225
■ Legal-Collection- \$1,200	■ Liab/Fidelity Insur.- \$810	■ Printing/Repro. - \$175	■ Payment Coupons - \$98
■ Comm Mgt Fee - \$8,000	■ Com Area Elec. - \$2,815	■ General Ofc. Exp. - \$25	■ Postage - \$220
■ Mtg Room Rental - \$39	■ Other Expense - \$0	■ Montgomery CCOC - \$105	■ General Maintenance - \$350
■ Lawn Maint. - \$14,310	■ Add'l Landscaping - \$0	■ Snow Removal - \$1,712	■ Refuse Collection - \$3,883
■ Reserve Analysis - \$0	■ Capital Repairs - \$0	■ Parking Lot Repairs - \$0	■ Annl. Reserve Contrib. - \$6,600



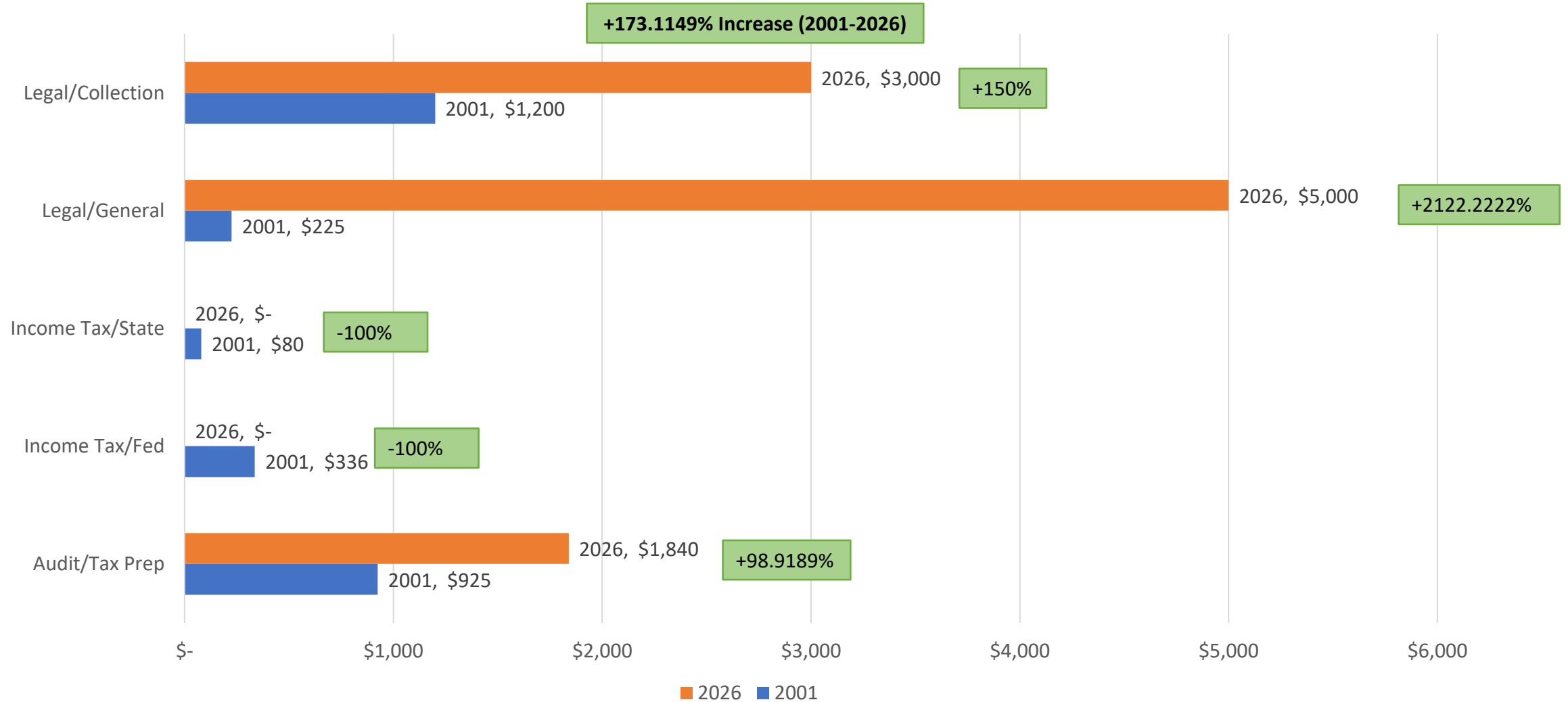
2026 Waterford Place HOA Expenses – \$126,198

+239.4883% Increase (2001-2026)

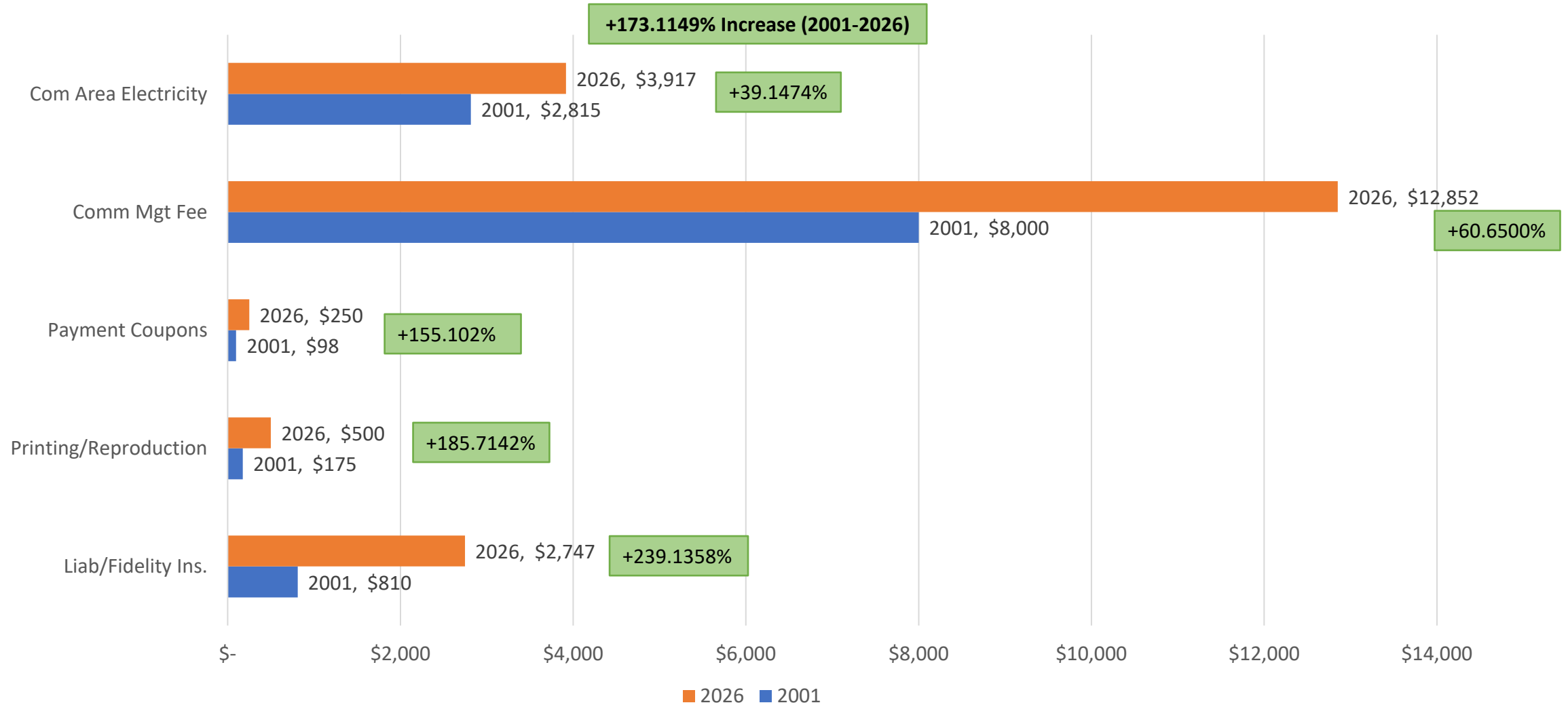
NOTE: The expense categories that are “**bold**” are expense categories that were also captured in the WPHOA 2001 operations budget. Any category that is not bold reflects an additional category of expenses that evolved over the past 20+ years to pay for services to manage, maintain, repair, and replace the WPHOA Common Areas and increase community property values.

- **Bad Debt Expense - \$0**
- **Bank Charges - \$0**
- Website/Videoconferencing- \$484
- **Liability Insurance- \$2,028**
- **Fidelity Bond Insurance - \$719**
- **Mtg Room Rental- \$50**
- **General Office Expense - \$600**
- **Payment Coup/Parking Permits - \$250**
- **Postage Expense- \$700**
- **Printing & Reproduction- \$500**
- **SmartWebs Technology - \$480**
- **Income Tax/Fed- \$0**
- **Income Tax/State- \$0**
- **Water Quality Protection Tax- \$2,700**
- **Property Taxes- \$0**
- **Montgomery CCOC- \$455**
- **Audit/Tax Prep- \$1,840**
- **Comm Mgt Fee- \$12,852**
- **Legal-General- \$5,000**
- **Legal-Collections - \$3,000**
- **Reserve Study (Analysis)- \$0**
- **Social Event Expenses - \$405**
- **Com Area Electricity- \$3,917**
- **Grounds (Lawn) Maintenance - \$23,500**
- **Additional Landscaping- \$4,500**
- **Large Tree Pruning/Removal- \$11,785**
- **Snow Removal- \$9,400**
- **Trash Removal/Refuse Collect. - \$9,828**
- **Other Maintenance/Repairs- \$5,000**
- **Capital Reserves Deposit - \$17,386**
- **Contingency Deposit- \$1,690**
- **Tree Remove/Replace Deposit- \$1,500**
- **Repay Loan (Front Entrance Work)- \$3,379**
- **Interest on Reserves - \$250**
- **Board Elections Vendor - \$2,000**
- **Capital Reserves Expenditures - \$0**

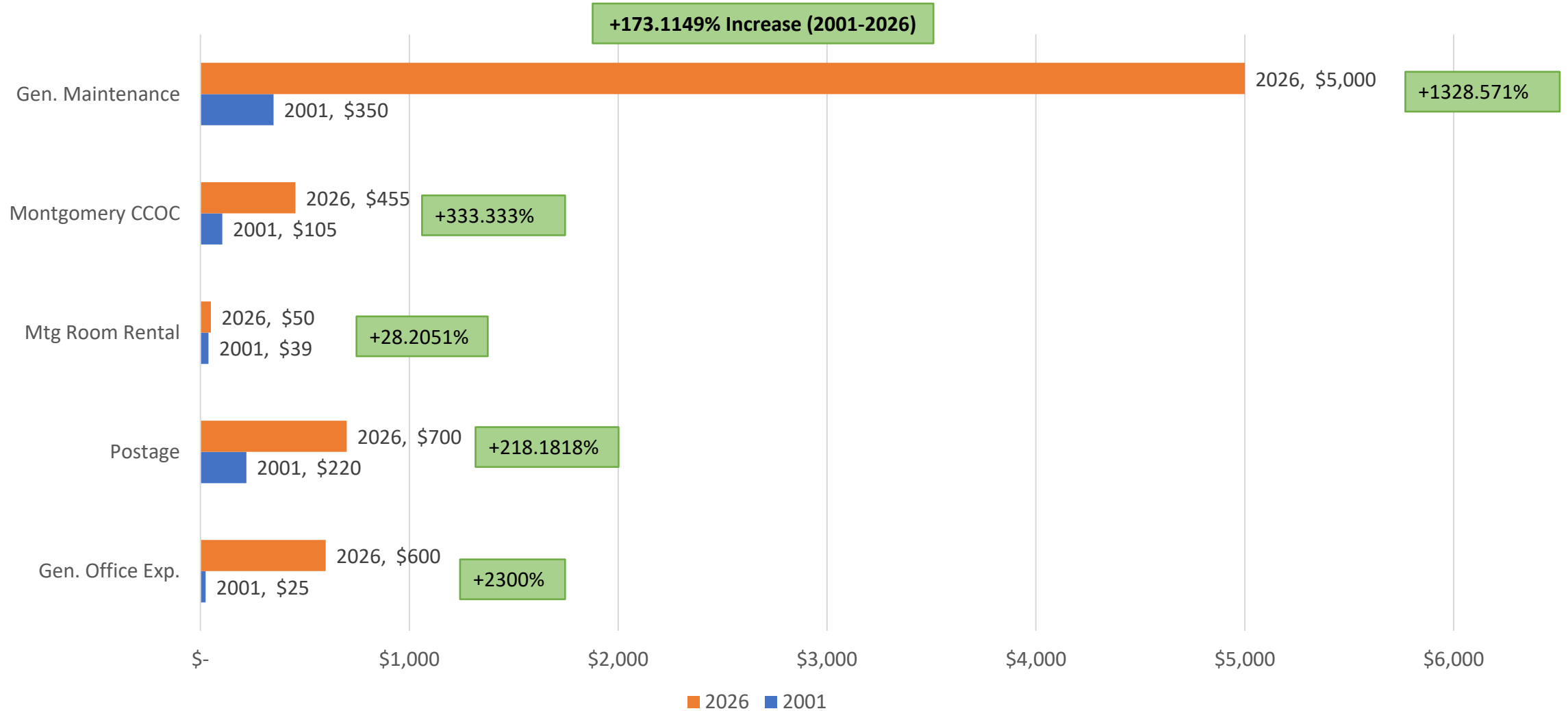
Comparison of Same Expense Categories Utilized in 2001 Budget \$37,173 (2001) vs. \$101,525 (2026)



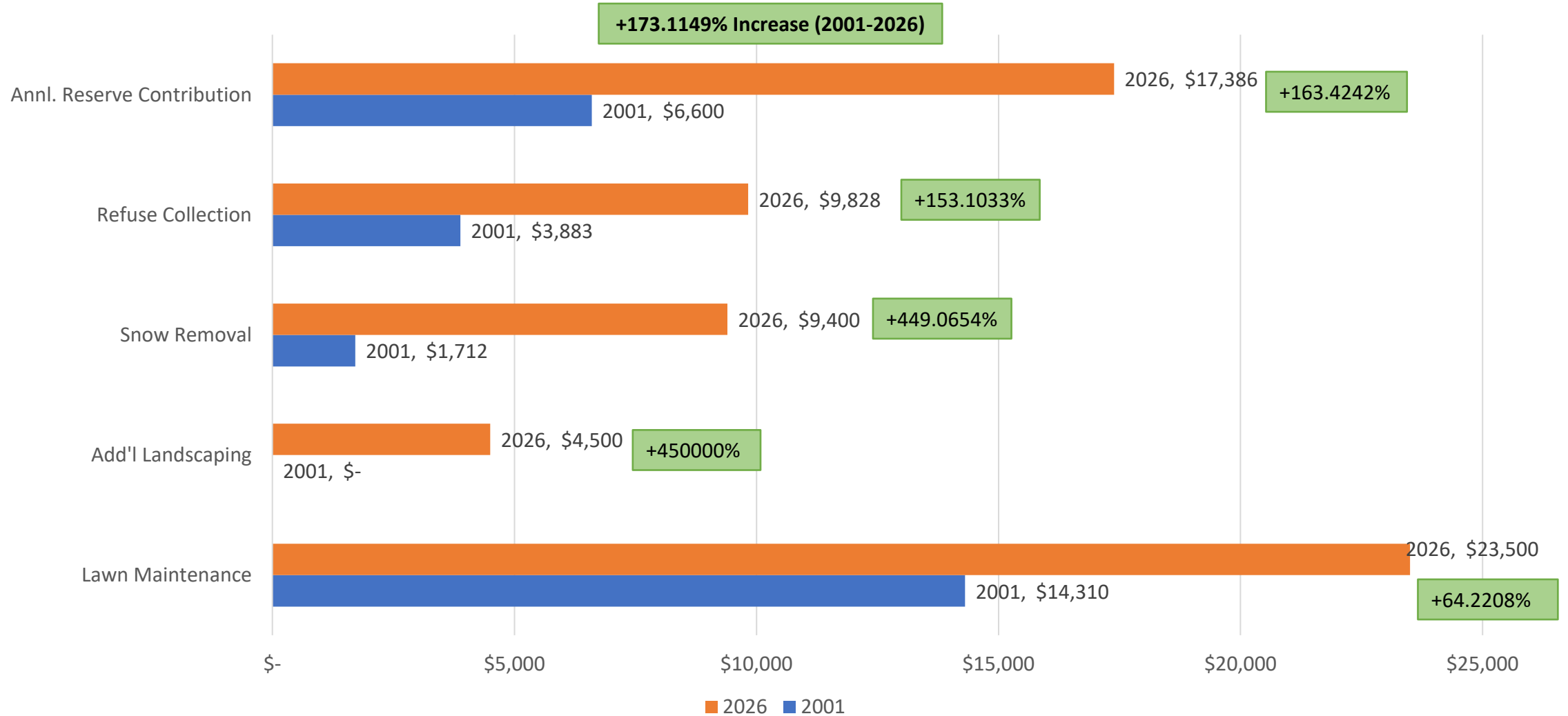
Comparison of Same Expense Categories Utilized in 2001 Budget \$37,173 (2001) vs. \$101,525 (2026)



Comparison of Same Expense Categories Utilized in 2001 Budget \$37,173 (2001) vs. \$101,525 (2026)



Comparison of Same Expense Categories Utilized in 2001 Budget \$37,173 (2001) vs. \$101,525 (2026)



Expense Categories Not Utilized in the 2001 Budget But Are Now Essential WPHOA Expenses - \$24,673 (2026)

+24.3024% Increase (for additional essential expenses)

