

WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION, INC
ANNUAL BUDGET
Calendar Year 2025

OPERATING BUDGET	UNITS	2024 BUDGET	2025 BUDGET	PER MONTH
INCOME				
Assessments	106	254,400.00	292,560.00	24,380.00
Bank Interests		0.00	200.00	16.66
Reserve Interest Income		0.00	1,151.86	95.98
TOTAL INCOME		254,400.00	293,911.86	24,492.64
EXPENSES				
<i>Administrative Expenses</i>				
Office Expenses/Administrative		5,000.00	4,000.00	416.66
Accounting/Tax Filing		1,175.00	1,500.00	125.00
Legal Fees		5,000.00	6,000.00	500.00
Management Fees		10,254.00	11,748.00	1,037.74
Post Office Box		100.00	182.00	15.16
Office Supplies		300.00	300.00	25.00
Corporate Reinstatement		100.00	100.00	8.33
Reserve Study		3,000.00	0.00	0.00
Pool Permits		350.00	350.00	29.16
Insurance		7,551.00	6,568.98	547.42
<i>Total Administrative Expenses</i>		<i>32,830.00</i>	<i>30,748.98</i>	<i>2,704.47</i>
<i>Fixed Costs - UTILITIES</i>				
Electric Service		8,500.00	8,500.00	708.33
Reclaimed Water		2,000.00	2,000.00	166.67
Water & Sewer Services		2,500.00	2,500.00	208.33
Cable Services		67,200.00	75,400.00	6,283.33
<i>Total Fixed Costs</i>		<i>80,200.00</i>	<i>88,400.00</i>	<i>7,366.66</i>
<i>Operating Costs</i>				
Cabana Repair & Maintenance		2,000.00	6,704.88	583.33
Cabana Supplies		300.00	300.00	25.00
Grounds and Landscaping Contract		52,000.00	54,000.00	4,500.00
Tree Maintenance		6,000.00	6,000.00	500.00
Sprinkler Repair & Maintenance		15,000.00	18,000.00	1,333.33
Pool Management Contract		7,000.00	7,200.00	600.00
Pool/Cabana/Tennis Court Maintenance		3,600.00	3,600.00	300.00
Pool Supplies		500.00	1,000.00	83.33
Erosion		0.00	13,866.14	1,155.51
General Repair and Maintenance		0.00	15,000.00	1,250.00
<i>Total Operating Costs</i>		<i>86,400.00</i>	<i>125,671.02</i>	<i>10,330.50</i>
<i>Reserve Contribution</i>		<i>36,970.00</i>	<i>47,740.00</i>	<i>3,978.33</i>
TOTAL OPERATING EXPENSES AND RESERVE CONTRIBUTION		254,400.00	292,560.00	24,380.00
NET INCOME		0.00	1,351.86	112.64

PROJECT RESERVE BUDGET

Previous Balance	\$95,000
2025 Reserve Contribution	\$47,740
New Reserve Balance	\$142,740

Prepared by: Lois Marotta
Lois Marotta

Approved by: The Board of Directors
At a Regular Board Meeting 09/17/24

BUDGET BASED ON MAINTENANCE FEES OF \$230.00 PER MONTH COMMENCING JANUARY 1, 2025

Common Area Maintenance Projects to be carried out in 2025. Fully Funded by the Reserve Account (see page 11 of the Reserve Study, found on our website and adopted by the Board of Directors on June 19, 2024)

Asphalt Pavement, Seal and Coat - \$27,990

Monument (Entrance) Signs - \$4,101

Chelsea Court Drainage Issue - \$10,253