

Weavers Pond Approved 2025 Annual Budget

Description	2025
Income	
Regular Assessments	\$ 457,100.00
Working Capital	\$ 2,000.00
Builder Assessments	\$ 933.00
Townhomes Income Annual	\$ 9,625.00
Total Income	\$ 469,658.00
Audit/Tax Preparation	\$ 300.00
Management Contract	\$ 78,360.00
Legal Fees	\$ 750.00
Insurance	\$ 10,900.00
CTA Federal Compliance	\$ 500.00
Administrative Expenses	\$ 3,500.00
Capital Reserve	\$ 19,136.00
Mailbox Maintenance Repairs	\$ 750.00
Pinestraw/Flowers	\$ 20,000.00
Grounds Contract	\$ 110,000.00
Grounds Other	\$ 18,000.00
Irrigation/Sign Maintenance	\$ 4,000.00
Lake Maintenance	\$ 1,500.00
BMP Maintenance	\$ 72,000.00
Social	\$ 2,500.00
Playground Maintenance	\$ 11,100.00
Flock Cameras	\$ 8,900.00
Pool Supplies & Chemicals	\$ 750.00
Pool Repairs & Maintenance	\$ 750.00
Pool/Cabana Maintenance	\$ 750.00
Pool Management	\$ 72,900.00
Pool Permits	\$ 400.00
Pool - Salt Lease Cap Ex	\$ 3,912.00
Play field maintenance	\$ 500.00
Pool - Telephone	\$ 4,000.00
Electric Utilities	\$ 11,500.00
Water & Sewer Utilities	\$ 12,000.00
Total Expenses	\$ 469,658.00

653 homes x \$700 per home
 4 homes X \$500
 4 homes x \$233.33
 \$175 x 55 Townhms (25%)

The semi-annual assessment will increase to \$700 per home for 2025. \$350 due on January 1st & \$350 due on July 1st.