

**Cavins Farm/Waverly Springs Homeowners Association
2024 Income & Expense Report**

Income

Cavins Farm	
2024 Assessments Collected in 2023	\$7,355.24
2024 Assessments Collected in 2024	\$111,685.77
Cavins Farm 2024 Total Paid Assessments	\$119,041.01
Waverly Springs Monthly	
2024 Assessments Collected in 2023	\$617.35
2024 Assessments Collected in 2024	\$44,934.21
Waverly Springs 2024 Total Paid Assessments	\$45,551.56
Total 2024 Paid Assessments	\$164,592.57
Total 2024 Income	
	\$164,592.57

Expense (Cavins Farm & Waverly Springs)

Administration (CF/WS)	
Attorney's/Legal	\$120.00
Insurance	\$3,302.55
Mailing/Postage	\$671.65
Management Fee	\$8,850.40
Taxes/Tax Prep	\$761.38
Landscape Maintenance (CF/WS Only)	
12 Month Maintenance Contract	\$31,213.00
Fertilizer	\$10,209.00
General Maintenance	\$3,850.00
Mulch/Pine Straw	\$95.00
Maintenance (CF/WS)	
Entrance Lighting	\$59.07
General Maintenance	\$150.00
Recreation	
Pool Maintenance	\$16,440.00
Trash Collection	\$510.41
Other Pool Maintenance	\$1,768.19
Utilities	
Electric - Gen and Pool	\$7,493.30
Electric - Street Lighting	\$8,649.41
Phone/Internet (pool)	\$1,254.69
Water Service	\$6,198.07
Expense (Waverly Springs ONLY)	
Waverly Springs Misc. Expenses	
WS Mailing/Postage	\$17.00
Landscape Maintenance (WS Only)	

WS 12 Month Maintenance Contract	\$31,084.39
WS Fertilizer	<u>\$4,080.00</u>
Total Expenses	\$136,777.51