

**Cavins Farm/Waverly Springs Homeowners Association**  
**2023 Income & Expense Report**

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**Income**

<b>Cavins Farm</b>	
2023 Assessments Collected in 2022	\$0.00
2023 Assessments Collected in 2023	\$50,218.75
<b>Cavins Farm 2023 Total Paid Assessments</b>	<b>\$50,218.75</b>
<b>Waverly Springs Monthly</b>	
2023 Assessments Collected in 2022	\$0.00
2023 Assessments Collected in 2023	\$1,024.75
<b>Waverly Springs 2023 Total Paid Assessments</b>	<b>\$1,024.75</b>
<b>Total 2023 Paid Assessments</b>	<b>\$51,243.50</b>
Deficit Funds	\$10,000.00
Misc Payment	\$675.32
<b>Total Income</b>	<b>\$61,918.82</b>

**Expense (Cavins Farm & Waverly Springs)**

Administration (CF/WS)	
Insurance	\$2,356.50
Management Fee	\$4,242.20
Taxes/Tax Prep	\$381.04
Landscape Maintenance (CF/WS Only)	
12 Month Maintenance Contract	\$21,233.70
Fertilizer	\$6,366.00
Maintenance (CF/WS)	
General Maintenance	\$200.00
Recreation	
Pool Maintenance	\$5,145.00
Trash Collection	\$480.77
Furniture	\$550.00
Other Pool Maintenance	\$2,747.00
Utilities	
Electric - Gen and Pool	\$1,615.56
Electric - Street Lighting	\$6,739.77
Phone/Internet (pool)	\$566.82
Water Service	\$6,701.76
<b>Expense (Waverly Springs ONLY)</b>	
Landscape Maintenance (WS Only)	
WS 12 Month Maintenance Contract	\$1,444.08
WS Fertilizer	\$290.00
<b>Total Expenses</b>	<b>\$61,060.20</b>