

Watersong Budget	2025	2024	COMMENTS
INCOME			\$539.17 / yr (SFH: No Villa Svcs & No Recycling)
HOA Dues	\$58,500	\$51,084	\$617.17 / yr (SFH: No Villa Svcs & Recycling)
Villa Services Dues	\$80,808	\$75,200	\$2,412.18 / yr (Villas w/No Recycling, HOA not incl.)
Pond-A Fountain Dues	\$350	\$0	\$2,490.18 / yr (Villas w/Recycling, HOA not incl.)
Recycle Fees	\$3,900	\$3,500	\$23.33 / yr (Pond A Villa fountain seasonal service)
Total	\$143,558	\$129,784	\$78.00 / yr (Recycling Fee)
			(NOTE: Double Lots are charged 1.5 times single lot fees and applies to both HOA & Villa Dues)
EXPENSES			
HOA Maintenance			
Mowing	\$5,880	\$5,880	*HOA Dues: 104 Lots @ \$539.17 / yr
Mulching & Edging	\$3,650	\$2,400	+ 3 Dbl Lots @ \$808.76 / yr
Fertilization/Weeds	\$1,250	\$1,250	*Villa Dues: 22 Lots @ \$2412.18 / yr
Bed Care	\$140		(HOA not incl.) + 15 Pond-A Lots @ \$2435.51 / yr
Trimming & Pruning	\$350	\$350	+ 1 Dbl Pond-A Lot @ \$3641.60 / yr
Pond Maintenance	\$7,100	\$5,550	* Does not including recycling
Seasonal Cleanup	\$435	\$435	
Snow Removal	\$4,315	\$4,000	2025 - based on 3 major snowfalls per calendar year
Electricity	\$2,400	\$1,750	2025 - includes pond electricity and street lighting
Trash	\$26,781	\$16,500	2025 - includes new fuel surcharges & 8% increase
Maintenance	\$2,500	\$2,600	
Total	\$54,801	\$40,715	
Villa Services / Maintenance			Based on 33 "permanent" villas on 34 lots
Mowing	\$32,760	\$31,900	
Mulching & Edging	\$14,625	\$16,100	
Fertilization/Weeds	\$7,800	\$7,600	
Bed Care	\$2,925		
Trimming & Pruning	\$11,700		
Fountain Seasonal Svc.	\$350	\$3,500	Pond A villas only
Seasonal Clean Up	\$4,875	\$4,750	
Snow Removal	\$3,510	\$8,000	2025 - based on 3 major snowfalls per calendar year
Window Washing	\$2,600	\$3,000	
Maintenance	\$0	\$1,400	
Total	\$81,145	\$76,250	
General & Administrative			
Legal	\$500	\$500	
Accounting	\$2,500	\$2,000	
Insurance	\$1,500	\$1,350	
Miscellaneous	\$500	\$500	
Office Expenses	\$250	\$500	
Taxes	\$50	\$50	
Website	\$1,000	\$1,000	
Total	\$6,300	\$5,900	
Total Income	\$143,558	\$129,784	
Total Expenses	\$142,246	\$122,865	
Net Income/Loss	\$1,312	\$6,919	

Revised: 10/28/2024 jpb