WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION, INC
ANNUAL BUDGET
Calendar Year 2026

OPERATING BUDGET	UNITS	2025 BUDGET	2026 BUDGET	PER MONTH
INCOME				
Assessments	106	292,560.00	292,560.00	24,380.00
Bank Interests		200.00	200.00	16.66
Spectrum Door Fee		0.00	26,500.00	2,208.34
TOTAL INCOME		**292,760.00**	**319,260.00**	**26,605.00**
EXPENSES				
Administrative Expenses				
Office Expenses/Administrative		4,000.00	4,000.00	333.33
Accounting/Tax Filing		1,500.00	2,000.00	166.67
Legal Fees		6,000.00	7,000.00	583.33
Management Fees		11,748.00	11,748.00	979.00
Post Office Box		182.00	0.00	0.00
Office Supplies		300.00	300.00	25.00
Corporate Reinstatement		100.00	100.00	8.33
Reserve Study		0.00	0.00	0.00
Pool Permits		350.00	350.00	29.16
Insurance		6,568.98	6,900.00	575.00
Total Administrative Expenses		**30,748.98**	**32,398.00**	**2,699.82**
Fixed Costs - UTILITIES				
Electric Service		8,500.00	8,840.00	736.67
Reclaimed Water		2,000.00	2,400.00	200.00
Water & Sewer Services		2,500.00	3,125.00	260.42
Cable Services		75,400.00	74,292.00	6,191.00
Total Fixed Costs		**88,400.00**	**88,657.00**	**7,388.09**
Operating Costs				
Cabana Repair & Maintenance		6,704.88	7,933.00	661.08
Cabana + Pool Supplies		1,300.00	1,500.00	125.00
Grounds and Landscaping Contract		54,000.00	54,000.00	4,500.00
Tree Maintenance		6,000.00	7,000.00	583.33
Sprinkler Repair & Maintenance		18,000.00	20,000.00	1,666.67
Pool Management Contract		7,200.00	9,000.00	750.00
Pool/Cabana/Tennis Court Maintenance		3,600.00	3,600.00	300.00
Entrance Beautification		0.00	2,000.00	166.67
Erosion		13,833.14	0.00	0.00
General Repair and Maintenance		15,000.00	15,000.00	1,250.00
Chelsea Court Drainage Project			20,000.00	1,666.67
Recreation Area Security System		0.00	9,000.00	750.00
Total Operating Costs		**125,671.02**	**149,033.00**	**12,419.42**
SUBTOTAL			270,088.00	22,507.33
Reserve Contribution		47,740.00	49,172.00	4,097.67
TOTAL OPERATING EXPENSES AND RESERVE CONTRIBUTION		**292,560.00**	**319,260.00**	**26,605.00**
NET INCOME		**200.00**	**0.00**	**0.00**

PROJECT RESERVE BUDGET	
Previous Balance at 12/31/2025	$109,366
2026 Reserve Contribution + Reserve Interest Income($3000)	$52,172
New Reserve Balance	**$161,538**

Prepared by: Lois Marotta
Lois Marotta

Approved by: **The Board of Directors**
09-Sep-25

BUDGET BASED ON MAINTENANCE FEES OF $230.00 PER MONTH COMMENCING JANUARY 1, 2026

Common Area Maintenance Projects to be carried out in 2026.
Chelsea Court Drainage Project - $20,000