

Washington Lane HOA Phases I-VI

2025 Budget

2025 Budget Line Item	Amount	Notes
Administrative Expense	200	
Attorney	5,000	22x\$75 lien letters=\$1650 file bankruptcy \$750, annual mtg \$750, Doc Rvw Chngs CPA/Rvw \$750, Plus \$1,000 cushion
CPA Review of Financials	2,400	2 yrs Review
Bookkeeping Services	0	
Quickbooks subscription 12 months	720	
Christmas Lights/Décor	100	
City of BA Water HOA	9,000	
Electric Service HOA/PSO	1,400	
Electric/Light repair	600	
Entrances, 4 beds/2 islands-2x per yr Labor/Plants/Mulch	2,400	
Fence /Power wash	0	
Fence, Park Replacement (pickets)	1,450	(\$600 fr 2024 not used)
Fence /Pillars/Entrnc - Repairs or Paint	1,100	
Filing Fees/General Admin-Liens	400	20 liens filed
Insurance	6,300	New Policy \$5780 Annually +\$500
Landscaping Contract Incl's (incl's Xmas Light install)	23,210	
Mileage	80	
Misc Expenses	200	
Office Supplies/Printer Ink/Paper/Envelopes	600	
Playground Mulch Refresh	800	
Playground Repairs	200	
Post Office Box	300	
Postage - Misc., Assess Collect Letters/Inv/Printing	2,000	3 Mailings per year, plus misc
Property Tax HOA	300	
Repair/Maintenance General	0	
Splash pad open/closing/repair	56,200	
Sprinkler/Irrigation Repair	2,000	
Supplies for maint/general	300	
Tax Prep and filing	0	Homeowners who works for a tax service here in BA does HOA taxes for free
Tree Removal/Replacement	600	
Tree Trimming/ CleanUp Branches	600	
Walking Paths	0	(\$18,000 from 2024 not paid yet)
Website Fee	0	
Weed Control, Fertilizer	4,710	4 treatments
2025 Estimated Annual Expenses	123,170	Budgeted Expenses
	96,000	Projected income due to 10% non-payors
	106,196	2025 Assess Billing \$278 per Home (382)
2024 YrEnd Reserves \$28,830	27,170	Spend from Reserves
	1,660	2025 Yr End Reserve Bal.