

Cavins Farm/Waverly Springs Homeowners Association
2025 Income & Expense Report

Income

Cavins Farm	
2025 Assessments Collected in 2024	\$36,044.47
2025 Assessments Collected in 2025	\$104,989.60
Cavins Farm 2025 Total Paid Assessments	\$141,034.07
Waverly Springs Monthly	
2025 Assessments Collected in 2024	\$14,329.13
2025 Assessments Collected in 2025	\$86,592.85
Waverly Springs 2025 Total Paid Assessments	\$100,921.98
Total 2025 Income	\$241,956.05

Expense (Cavins Farm & Waverly Springs)

Administration (CF/WS)	
Attorney's/Legal	\$195.00
Banking	\$78.05
Insurance	\$2,700.00
Mailing/Postage	\$1,104.90
Management Fee	\$14,837.00
Taxes/Tax Prep	\$529.40
Landscape Maintenance (CF/WS Only)	
12 Month Maintenance Contract	\$29,765.71
Fertilizer	\$11,402.00
Irrigation Repair	\$116.25
Stormwater Maintenance	\$5,940.00
Misc Grounds Maintenance	\$924.43
Mulch/Pine Straw	\$10,500.00
Maintenance (CF/WS)	
General Maintenance	\$13,050.85
Recreation	
Pool Maintenance	\$14,169.00
Trash Collection	\$465.09
Pool Permit	\$125.00
Other Pool Maintenance	\$5,625.18
Utilities	
Electric - Gen and Pool	\$5,296.89
Electric - Street Lighting	\$13,043.15
Phone/Internet (pool)	\$1,697.82
Water Service	\$7,589.63
Expense (Waverly Springs ONLY)	
Waverly Springs Misc. Expenses	
WS Mailing/Postage	\$15.00
Landscape Maintenance (WS Only)	
WS 12 Month Maintenance Contract	\$84,485.26
WS Mulch/Pine Straw	\$4,500.00
WS Fertilizer	\$14,780.00
Total Expenses	\$242,935.61