



November 1, 2024

Dear Homeowner,

Enclosed is a copy of the 2025 budget for Willow Creek Eagle Trace in Newtown Grant Homeowners Association. This budget includes an increase of \$11.00 per home per quarter. This change is due to an increase in the Master Association Fee of \$9.00 per home per quarter (\$3.60 for operating and \$5.40 for additional reserve funding) and a \$2.00 per home per quarter for the Willow Creek and Eagle Trace Cluster.

**The Willow Creek Eagle Trace Association fee for 2025 will be \$170.00 per quarter.**

The lockbox payment address has remained the same.

**Willow Creek Eagle Trace  
c/o First Service Residential  
PO Box 30465  
Tampa, FL 33630**

*\*Please be advised that a \$3.00 service fee will be issued for any e-check or individual ACH payments. To avoid associated service fees, please pay quarterly association fees either via standard check or reoccurring debit.\**

If you receive a quarterly bill statement via the U.S. mail, you will receive your next statement in December for your payment due January 1, 2025. If you pay through your bank, please update your bank payment information with the new amount and confirm the payment address (above). If you are enrolled in the click pay program, no action should be needed on your part, however we advise to please double check with click pay to ensure the increased was adjusted.

Please contact management with any questions you may have.

Sincerely,

Rob DeGeorge  
Community Manager on behalf of the Board of Directors

Enclosures: 2025 Willow Creek Eagle Trace Budget

(3619)

**NG WCET**  
**Operation Budget**  
**January 01, 2025 - December 31, 2025**



	2025 PROPOSED BUDGET	2024 APPROVED BUDGET	REMARKS
OPERATING INCOME			
ASSOCIATION FEES	\$ 89,760	\$ 83,947	
LATE FEE INCOME	-	-	
CCS COLLECTIONS	-	-	
LEGAL FEE INCOME	-	-	
FINE FEES	-	-	
NSF CHARGES	-	-	
OPERATING INTEREST	-	-	
RESERVE A/C INTEREST	600	60	
CONTRIB TO CAPITAL	400	500	
GROSS OPERATING INCOME	90,760	84,507	
OPERATING EXPENSE			
BAD DEBT			
BAD DEBT EXPENSE	650	1,000	
TOTAL BAD DEBT	<b>\$ 650</b>	<b>\$ 1,000</b>	
GROUNDS MAINTENANCE			
GEN MAINT/RPR/SUPPLY	895	875	
GROUNDS MAINT-CNTRCT	9,785	9,500	3% Increase
GROUNDS IMPROVEMENTS	1,300	1,300	
TREE CARE	3,400	3,400	
SNOW REMOVAL	3,220	3,000	0
TOTAL GROUNDS MAINTENANCE	<b>\$ 18,600</b>	<b>\$ 18,075</b>	
TAXES & INSURANCE			
INSURANCE	3,500	3,012	
TOTAL TAXES & INSURANCE	<b>\$ 3,500</b>	<b>\$ 3,012</b>	
GENERAL & ADMINISTRATIVE			
OFFICE EXPENSE	800	732	
BANK FEES	140	140	
TOTAL GENERAL & ADMINISTRATIVE	<b>\$ 940</b>	<b>\$ 872</b>	
PROFESSIONAL SERVICES			
MANAGEMENT FEES	8,966	8,621	4% Increase
DUE TO MASTER ASSOC.	49,104	44,352	
LEGAL COLLECTIONS	2,500	2,500	
LEGAL & ACCOUNTING	4,000	4,000	
TOTAL PROFESSIONAL SERVICES	<b>\$ 64,570</b>	<b>\$ 59,473</b>	
TOTAL OPERATING EXPENSES	<b>\$ 88,260</b>	<b>\$ 82,432</b>	
RESERVES & DEFERRED MAINTENANCE			
RESERVE CAPITAL IMPROVEMENTS	400	500	
RESERVE FUNDING	1,500	1,500	
RESERVE INTEREST	600	75	
TOTAL RESERVES & DEFERRED MAINTENANCE	<b>\$ 2,500</b>	<b>\$ 2,075</b>	
NET INCOME / (LOSS)	-	-	

(3619)

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**2025  
PROPOSED  
BUDGET**

**2024  
APPROVED  
BUDGET**

**REMARKS**