



November 15, 2024

RE: Dues increase for 2025

Waterwood Townhomes Homeowners:

After much research and analysis, the HOA Board adopted the budget for 2025. That budget was then ratified at the Annual Meeting of the Owners on November 2, 2024. **This budget is based on dues increasing to \$230 per month beginning January 1, 2025.** The dues increase was necessitated by Operating Expenses increasing to \$353,186.00 with our insurance premium accounting for the largest increase, going up 24% to \$204,686.00. This was not a decision that we came to lightly. A copy of the 2025 budget is posted on the Waterwood HOA website and is accessible to owners with the password-protected link to the Financial Statements. If you do not already have the password and would like access to these documents, please contact our management company, Equity Real Estate. Their contact information is in the footer of this letter.

Owners are encouraged to join us for our monthly meetings on the second Wednesday of each month at noon. Email the board at wwhoaboard.cs@gmail.com to receive the link to the virtual meeting.

At the Annual Meeting, new board members were elected. We welcome Kathy Baca and Doug Wittrup and thank them for their willingness to serve.

Sincerely,

Board of Directors, Waterwood Townhomes,

A Condominium Homeowners Association, Inc.

Kathy Baca - President, Lynn Cagle - Secretary, Doug Wittrup - Treasurer,
Anna Berry, and LeAnn Davis



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