

**WHOA Proposed Budget for Period January 1 - December 31, 2022**  
**(drafted November 1, 2021)**

**Ordinary Income/Expenses**

<u>Description</u>	<u>Lots</u>	<u>Annual Assessment</u>	<u>Proposed</u>	
Georgia Mill (\$160*75%)	101	\$120	\$12,120	
Sandford Place (\$180)	53	\$180	\$9,540	
Woodlands (\$360)	363	\$360	\$130,680	
Woodlands (estimated pro-rated/ new assessments)			\$12,000	
Initiation Fees - Estimate 70 homes (sales/resales @\$500/home )			\$40,000	
<b>Ordinary Income</b>			<u>\$204,340</u>	<b>\$204,340</b>
<b>Expenses</b>				
Delinquencies (*Liens will be initiated)				
Sanford Place delinquencies (2%)*	1	\$180	\$180	
Woodlands delinquencies (2%)*	7	\$360	\$2,520	
<b>Subtotal Delinquencies</b>			<u>\$2,700</u>	\$2,700
Landscaping				
Flowers (Seasonal Color Woodlands Entr Hwy 127)			\$800	
Irrigation Repairs			\$1,500	
Lawn Care			\$60,396	
Pinestraw/Mulch			\$21,743	
Repair - Landscape Lighting			\$500	
Retention Pond/Common Area Maintenance			\$5,600	
<b>Total Landscaping</b>			<u>\$90,539</u>	\$90,539
Utilities				
Electricity			\$3,450	
Gas			\$2,520	
Sewer			\$1,200	
Water, Sewer, Sanitation			\$2,500	
<b>Total Utilities</b>			<u>\$9,670</u>	\$9,670
Administrative Expenses				
Management Fees			\$15,000	
Accounting Services			\$4,000	
Bank Charges			\$1,100	
Annual Registrations			\$394	
Insurance			\$4,000	
Office Supplies			\$1,000	
Postal Services			\$950	
<b>Total Administrative</b>			<u>\$26,444</u>	\$26,444
Miscellaneous Expenses				
Janitorial Services			\$8,320	
Bathroom Supplies			\$1,200	
Cleaning Supplies			\$1,200	
Facility Maintenance (Pavilions/Guard Shacks)			\$1,200	
Entrance-Seasonal Decorations			\$1,600	
Fence Repairs/Maintenance			\$500	
<b>Total Miscellaneous Expenses</b>			<u>\$14,020</u>	\$14,020
Reserve				
Reserve Legal Services			\$7,000	
Reserve Facility/ Common Area Maintenance			\$6,097	
Reserve Miscellaneous/Unallocated			\$6,097	
Reserve Fence Replacement (est'd 2025)			\$29,241	
Reserve Storm Water System Maint (est'd 2028)			\$12,533	
<b>Total Reserve</b>			<u>\$60,967</u>	\$60,967
<b>Total Expenses</b>			<u>\$204,340</u>	<b>\$204,340</b>
<b>Net Income</b>				<b>\$0</b>

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