

WHOA Proposed Budget for Period January 1 - December 31, 2023
(drafted November 1, 2022)

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)	468	\$360	\$168,480	
Woodlands (estimated pro-rated/ new assessments) @50%	108		\$19,440	
Initiation Fees - Estimate 108 homes (sales/resales @\$500/home)			\$54,000	
Ordinary Income			\$263,580	\$263,580

Expenses

Delinquencies (*Liens will be initiated)				
Sanford Place delinquencies (2%)*	1	\$180	\$180	
Woodlands delinquencies (2%)*	15	\$360	\$5,400	
Subtotal Delinquencies			\$5,580	\$5,580

Landscaping				
Flowers (Seasonal Color Woodlands Entr Hwy 127)			\$1,500	
Irrigation Repairs			\$1,500	
Lawn Care			\$64,800	
Pinestraw/Mulch			\$14,900	
Repair - Landscape Lighting			\$500	
Retention Pond/Common Area Maintenance			\$4,400	
Total Landscaping			\$87,600	\$87,600

Utilities				
Electricity			\$3,137	
Gas, Water, Sewer, Sanitation			\$7,922	
Total Utilities			\$11,059	\$11,059

Administrative Expenses				
Accounting Services			\$4,180	
Bank Charges			\$250	
Annual Registrations			\$394	
Insurance			\$16,712	
Office Supplies			\$1,000	
Postal Services			\$950	
Total Administrative			\$23,486	\$23,486

Miscellaneous Expenses				
Janitorial Services			\$8,320	
Bathroom Supplies			\$1,200	
Cleaning Supplies			\$1,200	
Facility Maintenance (Pavilions/Guard Shacks)			\$1,200	
Entrance-Seasonal Decorations			\$9,000	
Fence Repairs/Maintenance			\$500	
Total Miscellaneous Expenses			\$21,420	\$21,420

Reserve				
Reserve Legal Services			\$7,000	
Reserve Facility/Common Area Maintenance			\$5,000	
Reserve Miscellaneous/Unallocated			\$45,218	
Reserve Fence Replacement (est'd 2025)			\$34,331	
Reserve Storm Water System Maint (est'd 2028)			\$22,887	
Total Reserve			\$114,435	\$114,435

Total Expenses			\$263,580	\$263,580
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Net Income				\$0
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