

## WHOA Budget for Period January 1 - December 31, 2024

### Ordinary Income/Expenses

<u>Description</u>	<u>Lots</u>	<u>Annual</u>	
		<u>Assessment</u>	<u>Proposed</u>
Georgia Mill (\$160*75%)	101	\$120	\$12,120
Sandford Place (\$180)	53	\$180	\$9,540
Woodlands (\$360)	576	\$360	\$207,360
Woodlands (estimated pro-rated/ new assessments) @50%	108		\$19,440
Initiation Fees - Estimate 108 homes (sales/resales @\$500/home )			\$54,000
<b>Ordinary Income</b>			<b>\$302,460</b>
			<b>\$302,460</b>
 <b>Expenses</b>			
Delinquencies (*Liens will be initiated)			
Sanford Place delinquencies (est'd 2%)	1	\$180	\$180
Woodlands delinquencies (est'd 2%)	13	\$360	\$4,680
<b>Subtotal Delinquencies</b>			<b>\$4,860</b>
			<b>\$4,860</b>
 Landscaping			
Flowers (Seasonal Color Woodlands Entr Hwy 127)			\$1,500
Irrigation Repairs			\$1,500
Lawn Care			\$75,600
Pinestraw/Mulch			\$17,000
Repair - Landscape Lighting			\$500
Retention Pond/Common Area Maintenance			\$5,400
<b>Total Landscaping</b>			<b>\$101,500</b>
			<b>\$101,500</b>
 Utilities			
Electricity			\$3,544
Gas, Water, Sewer, Sanitation			\$11,925
<b>Total Utilities</b>			<b>\$15,469</b>
			<b>\$15,469</b>
 Administrative Expenses			
Accounting Services			\$7,049
Legal Fees			\$2,186
Bank Charges			\$250
Annual Registrations			\$394
Insurance			\$17,557
Technology			\$1,000
Office Supplies			\$1,000
Postal Services			\$950
<b>Total Administrative</b>			<b>\$30,386</b>
			<b>\$30,386</b>
 Miscellaneous Expenses			
Janitorial Services			\$8,320
Bathroom Supplies			\$1,200
Cleaning Supplies			\$1,200
Facility Maintenance (Pavilions/Guard Shacks)			\$1,200
Entrance-Seasonal Decorations			\$7,425
Fall Festival			\$800
Fence Repairs/Maintenance			\$500
<b>Total Miscellaneous Expenses</b>			<b>\$20,645</b>
			<b>\$20,645</b>
 Reserve			
Reserve Legal Services			\$7,000
Reserve Facility/Common Area Maintenance			\$5,000
Reserve Miscellaneous/Unallocated			\$52,800
Reserve Fence Replacement (est'd 2025)			\$38,880
Reserve Storm Water System Maint (est'd 2028)			\$25,920
<b>Total Reserve</b>			<b>\$129,600</b>
			<b>\$129,600</b>
<b>Total Expenses</b>			<b>\$302,460</b>
			<b>\$302,460</b>
 <b>Net Income</b>			 <b>\$0</b>

**WHOA Budget for Period January 1 - December 31, 2024**

