

WHOA Proposed Budget for Period January 1 - December 31, 2025

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)	647	\$360	\$232,920	
Woodlands (estimated pro-rated/ new assessments) @50%	76		\$13,680	
Initiation Fees - Estimate 76 homes (sales/resales @\$500/home)			<u>\$38,000</u>	
Ordinary Income			\$306,260	\$306,260
 Expenses				
Delinquencies (*Liens will be initiated)				
Sanford Place delinquencies (2%)	1	\$180	\$180	
Woodlands delinquencies (4%)	30	\$360	<u>\$10,800</u>	
Subtotal Delinquencies			\$10,980	\$10,980
 Landscaping				
Flowers (Seasonal Color Woodlands Entr Hwy 127)			\$1,500	
Irrigation Repairs			\$1,000	
Lawn Care			\$64,800	
Pinestraw/Mulch			\$15,200	
Repair - Landscape Lighting			\$500	
Retention Pond/Common Area Maintenance			<u>\$5,400</u>	
Total Landscaping			\$88,400	\$88,400
 Utilities				
Electricity			\$3,652	
Gas, Water, Sewer, Sanitation			<u>\$8,926</u>	
Total Utilities			\$12,578	\$12,578
 Administrative Expenses				
Accounting Services			\$5,200	
Bank Charges			\$150	
Annual Registrations			\$300	
Insurance			\$19,652	
Office Supplies			\$1,000	
Postal Services			<u>\$950</u>	
Total Administrative			\$27,252	\$27,252
 Miscellaneous Expenses				
Janitorial Services			\$8,320	
Bathroom Supplies			\$1,200	
Cleaning Supplies			\$1,200	
Facility Maintenance (Pavilions/Guard Shacks)			\$1,200	
Entrance-Seasonal Decorations			\$6,750	
Fence Repairs/Maintenance			<u>\$500</u>	
Total Miscellaneous Expenses			\$19,170	\$19,170
 Reserve				
Reserve Legal Services			\$7,000	
Reserve Facility/Common Area Maintenance			\$5,000	
Reserve Miscellaneous/Unallocated			\$37,993	
Reserve Fence Replacement (remaining balance)			\$75,000	
Reserve Storm Water System Maint (est'd 2028)			<u>\$22,887</u>	
Total Reserve			\$147,880	<u>\$147,880</u>
Total Expenses				\$306,260
 Net Income				 \$0