

WHOA Proposed Budget For Period 1 January- 31 December 2026



Accounts	Budget totals
Income	
Georgia Mill (\$160*75%) \$120 Assess. Fee 101 lots	\$12,120.00
2026 Sanford Place (\$180) Assess Fee 53 lots	\$9,540.00
2026 Woodlands (\$360) Assess Fee 775 lots	\$279,000.00
Woodlands Prorated/New Assessments @50% 100 lot	\$18,000.00
Woodland(\$500 Sale) Initiation 100 lots	\$50,000.00
Total Ordinary Income	\$368,660.00
Income Other	
Delinquent Account Finance Charges	\$98.00
Late Fee Income	\$4,208.00
Checking/Quickbooks Processing Fee	\$565.00
Online Payment Fee Income	\$566.00
Bank Account Interest Earned	\$1,150.00
Total Income Other	\$6,587.00
Delinquencies	
Sanford Place Delinquencies (180) 1 lot	\$180.00
Woodlands Delinquencies (360) 23	\$8,280.00
Total Delinquencies	\$8,460.00
Total Income	\$383,707.00
Expenses	
Administrative Expenses	
Bank Returned Check Fee	\$100.00
Accounting Services	\$6,350.00
Quickbooks Processing Fee	\$2,300.00
Insurance	\$20,004.00
Janitorial Services	\$7,560.00
Legal Fees	\$1,680.00
Monthly Lawn Care	\$125,000.00
Newsletter	\$3,000.00
Office Supplies	\$2,300.00
Postal Service	\$550.00
Taxes	\$100.00
Utilities/Other	
Electricity	\$3,500.00
Gas	\$4,200.00
Water	\$125.00
Water - Irrigation	\$3,400.00
Advertising	\$925.00
Work Order Expenses	

WHOA Proposed Budget For Period 1 January- 31 December 2026



Christmas Decorations	\$7,000.00
Community Work Order	\$11,000.00
Flowers- Seasonal Color	\$1,000.00
Irrigation Repair	\$5,000.00
Pinestraw/Mulch	\$18,000.00
Repair - Landscape Lighting	\$1,000.00
Retent Pond/Common Area Maint	\$10,000.00
Weed Control Spray	\$2,000.00
Miscellaneous Expense	\$1,500.00
Bathroom Supplies	\$1,000.00
Cleaning Supplies	\$1,000.00
Web Developer Fee	\$3,000.00
Signage	\$5,000.00
Repair Fencing	\$50,000.00
Repair Maintenance	\$7,500.00
Community Event/Meeting Venue	\$700.00
Federal Income Tax	\$450.00
Meetings/Zoom	\$300.00
Total Expenses	\$306,544.00
Total Net Income	\$77,163.00

Reserve	
Reserve Common Area Maintenance	\$5,000.00
Reserve Fence Replacement	\$75,000.00
Reserve Legal Services	\$7,000.00
Reserve Storm Water Syst Maint	\$23,000.00
Taxes - Federal tax payment based on 2025 taxes paid	\$56,000.00
Taxes - State tax payment based on 2025 taxes paid	\$11,000.00
Reserve Total Needed	\$177,000.00