

Management Report

WHOA Inc.

For the period ended December 31, 2025

Prepared on

January 19, 2026

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Profit and Loss

December 2025

	Total
INCOME	
Assessment Fees	
GA Mill (\$160*75%) Assess. Fee	13,379.25
Sanford PI(\$180)Assess Fee	
2025 Sanford PI(\$180) Assess Fe	-180.00
2026 Sanford PI(\$180) Assess Fe	2,340.00
Total Sanford PI(\$180)Assess Fee	2,160.00
Woodland(\$360) Assess Fee	
2025 Woodlands (\$360) Assess Fee	1,080.00
2026 Woodlands (\$360) Assess Fee	66,347.10
Total Woodland(\$360) Assess Fee	67,427.10
Woodland(\$500 Sale) Initiation	10,000.00
Woodland(1/2 \$360)Assess Fee	
2025 Woodland (1/2 \$360) Assess Fee	376.77
Total Woodland(1/2 \$360)Assess Fee	376.77
Total Assessment Fees	93,343.12
Late Fees	1,747.80
Online Payment Fee	-7.00
Services	-2,700.00
Total Income	92,383.92
GROSS PROFIT	
	92,383.92
EXPENSES	
Administrative Expenses	73.95
Accounting Services	500.00
Credit Card Processing Fee	1,749.85
Janitorial Services	640.00
Office Supplies	342.12
Postal Service	169.65
Taxes	12.09
Utilities	
Electricity	345.76
Gas	271.81
Water - Irrigation	394.42
Total Utilities	1,011.99
Total Administrative Expenses	4,499.65
Advertising	98.00
Unapplied Cash Bill Payment Expense	160.00
Uncategorized Expense	-2,973.15
Work Order Expenses	
Lawn Maintenance	5,400.00

	Total
Repair Maintenance	345.00
Total Work Order Expenses	5,745.00
Total Expenses	7,529.50
NET OPERATING INCOME	84,854.42
OTHER INCOME	
Interest Income	121.99
Total Other Income	121.99
OTHER EXPENSES	
Federal Income Tax	450.00
Reserve	
Reserve Fence Replacement	11,354.73
Total Reserve	11,354.73
Taxes - State	200.00
Total Other Expenses	12,004.73
NET OTHER INCOME	-11,882.74
NET INCOME	\$72,971.68

Balance Sheet

As of December 31, 2025

		Total
ASSETS		
Current Assets		
Bank Accounts		
Bill.com Money Out Clearing		-50.00
Checking		482,470.45
Money Market		256,001.06
Total Bank Accounts		738,421.51
Accounts Receivable		
Accounts Receivable		-360.00
Total Accounts Receivable		-360.00
Other Current Assets		
Assessment Refunds		50.00
Total Other Current Assets		50.00
Total Current Assets		738,111.51
Fixed Assets		
Accumulated Depreciation		-100,000.00
Improvements		100,000.00
Total Fixed Assets		0.00
TOTAL ASSETS		\$738,111.51
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
Paid in Capital		1,415.57
Retained Earnings		751,762.52
Net Income		-15,066.58
Total Equity		738,111.51
TOTAL LIABILITIES AND EQUITY		\$738,111.51