

Management Report

WHOA Inc.

For the period ended April 30, 2026

Prepared on

May 14, 2026

Table of Contents

Profit and Loss3

Balance Sheet.....5

Profit and Loss

April 2026

	Total
INCOME	
Assessment Fees	
Woodland(\$360) Assess Fee	
2024 Woodland(\$360) Assess Fee	360.00
2025 Woodlands (\$360) Assess Fee	360.00
2026 Woodlands (\$360) Assess Fee	5,458.66
Total Woodland(\$360) Assess Fee	6,178.66
Woodland(\$500 Sale) Initiation	10,500.00
Total Assessment Fees	16,678.66
Late Fees	231.71
Unpaid Assessment Interest	82.00
Total Income	16,992.37
GROSS PROFIT	16,992.37
EXPENSES	
Administrative Expenses	
Accounting Services	500.00
Credit Card Processing Fee	12.26
Janitorial Services	640.00
Office Supplies	161.38
Utilities	
Electricity	295.45
Gas	370.67
Water - Irrigation	187.20
Total Utilities	853.32
Total Administrative Expenses	2,166.96
App & Web Services	98.00
Unapplied Cash Bill Payment Expense	160.00
Work Order Expenses	
Lawn Maintenance	10,830.00
Irrigation Repair	150.00
Pinestraw/Mulch	15,200.00
Retent Pond/Common Area Maint	1,350.00
Total Lawn Maintenance	27,530.00
Repair Maintenance	2,330.91
Total Work Order Expenses	29,860.91
Total Expenses	32,285.87
NET OPERATING INCOME	-15,293.50
OTHER INCOME	
Interest Income	52.64
Total Other Income	52.64
OTHER EXPENSES	

	Total
Reserve	
Reserve Fence Replacement	7,110.00
Total Reserve	7,110.00
Total Other Expenses	7,110.00
NET OTHER INCOME	-7,057.36
NET INCOME	\$ -22,350.86

Balance Sheet

As of April 30, 2026

	Total
ASSETS	
Current Assets	
Bank Accounts	
Bill.com Money Out Clearing	-50.00
Checking	492,117.56
Money Market	256,211.55
Total Bank Accounts	748,279.11
Other Current Assets	
Undeposited Funds	410.00
Total Other Current Assets	410.00
Total Current Assets	748,689.11
Fixed Assets	
Accumulated Depreciation	-100,000.00
Improvements	100,000.00
Total Fixed Assets	0.00
TOTAL ASSETS	\$748,689.11
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Prepaid Assessments	-50.00
Total Other Current Liabilities	-50.00
Total Current Liabilities	-50.00
Total Liabilities	-50.00
Equity	
Paid in Capital	1,415.57
Retained Earnings	737,368.48
Net Income	9,955.06
Total Equity	748,739.11
TOTAL LIABILITIES AND EQUITY	\$748,689.11