

Management Report

WHOA Inc.

For the period ended January 31, 2026

Prepared on

February 17, 2026

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Profit and Loss

January 2026

	Total
INCOME	
Assessment Fees	
Sanford PI(\$180)Assess Fee	
2026 Sanford PI(\$180) Assess Fe	360.00
Total Sanford PI(\$180)Assess Fee	360.00
Woodland(\$360) Assess Fee	
2026 Woodlands (\$360) Assess Fee	8,177.35
Total Woodland(\$360) Assess Fee	8,177.35
Woodland(\$500 Sale) Initiation	5,000.00
Woodland(1/2 \$360)Assess Fee	
2025 Woodland (1/2 \$360) Assess Fee	30.58
Total Woodland(1/2 \$360)Assess Fee	30.58
Total Assessment Fees	13,567.93
Late Fees	778.69
Services	820.00
Total Income	15,166.62
GROSS PROFIT	15,166.62
EXPENSES	
Administrative Expenses	
Accounting Services	500.00
Credit Card Processing Fee	236.51
Insurance	1,709.00
Janitorial Services	800.00
Office Supplies	205.98
Postal Service	23.68
Taxes	108.95
Utilities	
Electricity	346.51
Gas	330.08
Water - Irrigation	420.48
Total Utilities	1,097.07
Total Administrative Expenses	4,681.19
Advertising	98.00
Unapplied Cash Bill Payment Expense	-160.00
Work Order Expenses	240.00
Lawn Maintenance	5,400.00
Total Work Order Expenses	5,640.00
Total Expenses	10,259.19
NET OPERATING INCOME	4,907.43
OTHER INCOME	

	Total
Interest Income	54.36
Total Other Income	54.36
NET OTHER INCOME	54.36
NET INCOME	\$4,961.79

Balance Sheet

As of January 31, 2026

		Total
ASSETS		
Current Assets		
Bank Accounts		
Bill.com Money Out Clearing		-50.00
Checking		486,197.88
Money Market		256,055.42
Total Bank Accounts		742,203.30
Other Current Assets		
Assessment Refunds		50.00
Undeposited Funds		820.00
Total Other Current Assets		870.00
Total Current Assets		743,073.30
Fixed Assets		
Accumulated Depreciation		-100,000.00
Improvements		100,000.00
Total Fixed Assets		0.00
TOTAL ASSETS		\$743,073.30
LIABILITIES AND EQUITY		
Liabilities		
Total Liabilities		
Equity		
Paid in Capital		1,415.57
Retained Earnings		736,695.94
Net Income		4,961.79
Total Equity		743,073.30
TOTAL LIABILITIES AND EQUITY		\$743,073.30