

WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.
NOTICE OF 2025 BUDGET ADOPTION MEETING

To ALL WHISPERING WOODS HOA HOMEOWNERS,

The BUDGET MEETING of **WHISPERING WOODS HOA**, will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME:** Wednesday, November 20, 2024 at 6:00 PM
- **LOCATION:** Pool Area

This Board Meeting of the Association will be held for the purpose of final approval and adoption of the 2025 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2025 calendar year. We have enclosed a copy of the 2025 Proposed Budget for your review.

Agenda items are as follows:

1. Certify Quorum of Board and Membership
2. Proof of Notice of the Meeting
3. Vote to Roll Over Excess Funds
4. Vote to Waive Financial Reporting
5. Board Approval of 2025 Annual Budget
6. Adjournment

Board of Directors Meeting will be held immediately following the Budget Meeting. Agenda will be posted at a later date.

Mailed: October 24, 2024

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

WHISPERING WOODS HOA INC.
UNITS: 47
JANUARY 1, 2025- DECEMBER 31, 2025 PROPOSED BUDGET

ACCT	REVENUE	2024 ANNUAL	2025 PROPOSED ANNUAL	2025 PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$222,779	\$228,422	\$19,035
	TOTAL REVENUE	\$222,779	\$228,422	\$19,035
	OPERATING EXPENSES			
5010	Office / Administrative	\$3,000	\$3,200	\$267
5040	Storage Fees 3 boxes @ \$45/box/yr	\$135	\$135	\$11
5020	Coupons/Lockbox \$8.50/unit	\$400	\$400	\$33
5300	Insurance 2/23 Renewals	\$13,560	\$6,500	\$542
5400	Lawn Service	\$43,200	\$42,420	\$3,535
6140	Irrigation Repairs	\$4,000	\$5,000	\$417
5410	Landscape Improvements	\$3,000	\$3,000	\$250
5420	Tree Trimming	\$15,000	\$15,000	\$1,250
5610	Corporate Annual Report/Bank Charges	\$290	\$90	\$8
5600	License/Permits	\$300	\$300	\$25
5620	Bureau of Condo Fees	\$176	\$0	\$0
5800	Management Fee Exp. 12/24 - 60 day notice	\$12,000	\$12,360	\$1,030
5900	Legal	\$2,000	\$2,000	\$167
5910	Tax Preparation	\$425	\$425	\$35
6100	Maintenance Repairs General	\$7,660	\$2,000	\$167
6120	Pressure Washing	\$3,775	\$4,000	\$333
6160	Amenities Maint. & Repairs	\$2,000	\$1,000	\$83
6150	Janitorial	\$1,380	\$1,425	\$119
6180	Pond Maintenance	\$1,950	\$2,250	\$188
6200	Pool Maintenance	\$5,700	\$6,500	\$542
6130	Lift Station	\$960	\$960	\$80
7000	Electricity - Lift Station	\$3,600	\$3,950	\$329
7001	Electricity Pool, Street lights	\$5,568	\$5,500	\$458
7002	Water/Sewer	\$61,000	\$45,600	\$3,800
7003	Electricity - street Lights	\$2,300	\$2,270	\$189
7004	Trash	\$19,250	\$17,440	\$1,453
5950	Bad Debt	\$0		\$0
	TOTAL OPERATING EXPENSES	\$212,629	\$183,725	\$15,310
	RESERVES			
9100	Reserves - Deferred Maintenance	\$10,150	\$44,697	\$3,725
	TOTAL RESERVES	\$10,150	\$44,697	\$3,725
	TOTAL EXPENSES	\$222,779	\$228,422	\$19,035
			\$0	

2025 Monthly Maintenance Fee (per unit) \$ 405.00

11-20-24
Approved
2025

**RESERVE ANALYSIS
WHISPERING WOODS HOA INC.
JANUARY 1, 2025 - DECEMBER 31, 2025**

RESERVES	Current Replacement cost	Current Reserves 1/1/2025	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2025 Fully Funded Annual Reserves	2025 Actual Budgeted Amount
PAVING	\$60,000	\$0	20	18	\$60,000	\$3,333	\$3,333
TENNIS COURT	\$16,500	\$0	10	0	\$16,500	\$16,500	\$16,500
POOL RESERVE	\$18,500	\$0	10	4	\$18,500	\$4,625	\$4,625
LIFT STATION	\$22,000	\$0	12	11	\$22,000	\$2,000	\$2,000
POOL HOUSE	\$15,000	\$0	15	2	\$15,000	\$7,500	\$7,500
Reserves - Deferred Maintenance	\$37,981	\$37,981			\$0	\$10,739	\$10,739

TOTALS **\$169,981** **\$37,981** **\$132,000** **\$44,697** **\$44,697**

Whispering Woods HOA Association
Board of Directors Meeting
NOVEMBER 20TH
Directly Following Annual Budget Meeting at 6PM
POOL CABANA

1. Call to Order
2. Proof of Notice of Meeting
3. Approval of October 17th Meeting Minutes
4. Officers Reports
5. Manager Report
6. Unfinished Business
7. New Business
 - Tennis Court
 - Road Surface
 - Review of Landscape plan
 - Irrigation
8. Homeowner Questions/Comments Regarding Agenda Items
9. Next meeting date:

DECEMBER 18TH 2024 –BOD Meeting.

Adjournment