

WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.

NOTICE OF 2026 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 19, 2025 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 2026 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2026 calendar year. We have enclosed a copy of the 2026 Proposed Budget for your review.

Agenda items are as follows:

1. **Call to Order**
2. Appoint Chairperson of the Meeting
3. Certify Quorum of Board and Membership
4. Board Approval of 2026 Annual Budget
5. **Adjournment**

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

Mailed: October 23, 2025

BY ORDER OF THE BOARD OF DIRECTORS
MAGDA HATKA, LCAM

WHISPERING WOODS HOA INC.

UNITS: 47

JANUARY 1, 2026- DECEMBER 31, 2026 PROPOSED BUDGET

ACCT	REVENUE	2025 PROPOSED ANNUAL	2025 cash projections	2026 PROPOSED ANNUAL	2026 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$228,422	\$228,422	\$250,987	\$20,916
	TOTAL REVENUE	\$228,422	\$228,422	\$250,987	\$20,916
	OPERATING EXPENSES				
5010	Office / Administrative	\$3,200	\$3,200	\$3,200	\$267
	Website		\$750	\$750	\$63
5040	Storage Fees 3 boxes @ \$45/box/yr	\$135	\$135	\$336	\$28
5020	Coupons/Lockbox \$8.50/unit	\$400	\$336	\$400	\$33
5300	Insurance 2/26 Renewals	\$6,500	\$6,620	\$6,951	\$579
5400	Lawn Service	\$42,420	\$51,800	\$46,800	\$3,900
6140	Irrigation Repairs	\$5,000	\$9,858	\$5,000	\$417
5410	Landscape Improvements	\$3,000	\$15,030	\$9,000	\$750
5420	Tree Trimming	\$15,000	\$13,050	\$15,000	\$1,250
5610	Corporate Annual Report/Bank Charges	\$90	\$90	\$90	\$8
5600	License/Permits	\$300	\$300	\$300	\$25
5800	Management Fee Exp. 12/25 - 60 day notice	\$12,360	\$12,360	\$12,732	\$1,061
5900	Legal	\$2,000	\$1,450	\$2,000	\$167
5910	Tax Preparation	\$425	\$425	\$425	\$35
6100	Maintenance Repairs General	\$2,000	\$33,943	\$5,000	\$417
6120	Pressure Washing	\$4,000	\$0	\$4,200	\$350
6160	Amenities Maint. & Repairs	\$1,000	\$185	\$500	\$42
6150	Janitorial	\$1,425	\$1,380	\$1,500	\$125
6180	Pond Maintenance	\$2,250	\$13,170	\$3,050	\$254
6200	Pool Maintenance	\$6,500	\$6,497	\$6,500	\$542
6130	Lift Station	\$960	\$1,950	\$2,000	\$167
7000	Electricity - Lift Station	\$3,950	\$3,750	\$3,855	\$321
7001	Electricity Pool, Street lights	\$5,500	\$4,884	\$5,200	\$433
7002	Water/Sewer	\$45,600	\$46,164	\$48,500	\$4,042
7003	Electricity - street Lights	\$2,270	\$2,350	\$2,360	\$197
7004	Trash AUG 2025	\$17,440	\$17,412	\$10,930	\$911
5950	Bad Debt				\$0
	TOTAL OPERATING EXPENSES	\$183,725	\$247,089	\$196,579	\$16,382
	RESERVES				
9100	Reserves - Deferred Maintenance	\$44,697	\$44,697	\$54,408	\$4,534
	TOTAL RESERVES	\$44,697	\$44,697	\$54,408	\$4,534
	TOTAL EXPENSES	\$228,422	\$291,786	\$250,987	\$20,916

10% Increase

2026 Monthly Maintenance Fee (per unit) \$ 445.00

**RESERVE ANALYSIS
WHISPERING WOODS HOA INC.
JANUARY 1, 2026 - DECEMBER 31, 2026**

RESERVES	Current Replacement cost	Current Reserves 1/1/2026	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2026 Fully Funded Annual Reserves	2026 Actual Budgeted Amount
PAVING	\$60,000	\$3,333	20	17	\$56,667	\$3,333	\$3,333
TENNIS COURT	\$16,500	\$16,500	10	0	\$0	\$16,500	\$16,500
POOL RESERVE	\$18,500	\$4,625	10	3	\$13,875	\$4,625	\$4,625
LIFT STATION	\$22,000	\$2,000	12	10	\$20,000	\$2,000	\$2,000
POOL HOUSE	\$15,000	\$7,500	15	1	\$15,000	\$7,500	\$7,500
Reserves - Deferred Maintenance	\$37,981	\$11,303			\$0	\$21,000	\$20,450
<u>TOTALS</u>	<u>\$169,981</u>	<u>\$45,261</u>			<u>\$105,542</u>	<u>\$54,958</u>	<u>\$54,408</u>