

WHISPERING WOODS HOA INC.

UNITS: 47

JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED 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	

Approved 11/20/24

2025 Monthly Maintenance Fee (per unit) \$ 405.00

**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**