

Whispering Ridge HOA 2026-27 Budget

	2025-2026 ANNUAL BUDGET	2026-2027 ANNUAL BUDGET	2026-2027 MONTHLY BUDGET	2026-2027 PER UNIT / MONTH	% CHANGE
REVENUE					
Assessment Income	699,300.00	699,300.00	58,275.00	185.00	0%
TOTAL REVENUE	699,300.00	699,300.00	58,275.00	185.00	0%
UTILITIES					
Water	95,000.00	98,000.00	8,166.67	25.93	3%
Gas & Electric	80,000.00	76,000.00	6,333.33	20.11	-5%
Telephone	1,800.00	1,800.00	150.00	0.48	0%
TOTAL UTILITIES	176,800.00	175,800.00	14,650.00	46.51	-1%
COMMON AREA MAINTENANCE					
Common Area Cleaning	25,000.00	27,000.00	2,250.00	7.14	8%
Pool Service	11,100.00	11,100.00	925.00	2.94	0%
Pool Repair & Maintenance	26,000.00	30,000.00	2,500.00	7.94	15%
Repairs & Maintenance	27,000.00	27,000.00	2,250.00	7.14	0%
Contingency	0.00	0.00	0.00	0.00	0%
Supplies	0.00	0.00	0.00	0.00	0%
Tennis Court Maintenance	3,180.00	3,180.00	265.00	0.84	0%
Pest Control	3,000.00	3,000.00	250.00	0.79	0%
TOTAL REPAIRS & MAINTENANCE	95,280.00	101,280.00	8,440.00	26.79	6%
LANDSCAPING					
Landscaping	120,276.00	120,276.00	10,023.00	31.82	0%
Landscape Extras	10,000.00	7,000.00	583.33	1.85	-30%
Landscape Supplies	0.00	0.00	0.00	0.00	0%
Tree Care	0.00	0.00	0.00	0.00	0%
Sprinkler Repairs	5,000.00	6,809.00	567.42	1.80	36%
TOTAL LANDSCAPING	135,276.00	134,085.00	11,173.75	35.47	-1%
SURVEILLANCE & SAFETY					
Monitoring	32,000.00	32,000.00	2,666.67	8.47	0%
TOTAL SURVEILLANCE & SAFETY	32,000.00	32,000.00	2,666.67	8.47	0%
ADMINISTRATIVE					
Office Expenses	12,000.00	12,000.00	1,000.00	3.17	0%
Storage Fees	2,000.00	2,000.00	166.67	0.53	0%
Website	1,000.00	1,000.00	83.33	0.26	0%
Annual Meeting Expense	2,600.00	2,600.00	216.67	0.69	0%
Audit & Tax Preparation	1,200.00	1,200.00	100.00	0.32	0%
Bad Debt Writeoffs	0.00	0.00	0.00	0.00	0%
Legal Fees	5,000.00	20,000.00	1,666.67	5.29	300%
Collection Expense	1,000.00	1,000.00	83.33	0.26	0%
Reserve Study	1,000.00	1,200.00	100.00	0.32	20%
Insurance	30,000.00	23,000.00	1,916.67	6.08	-23%
Events	4,000.00	6,500.00	541.67	1.72	63%
Income Taxes	10,000.00	0.00	0.00	0.00	-100%
License & Fees	1,000.00	1,000.00	83.33	0.26	0%
Community Management	38,700.00	40,635.00	3,386.25	10.75	5%
TOTAL ADMINISTRATIVE	109,500.00	112,135.00	9,344.58	29.67	2%
TOTAL OPERATING EXPENSES	548,856.00	555,300.00	46,275.00	146.90	1%
RESERVES	150,444.00	144,000.00	12,000.00	38.10	-4%
TOTAL OPERATING & RESERVES	699,300.00	699,300.00	58,275.00	185.00	0%
NET INCOME/LOSS	0.00	0.00	0.00	0.00	0.00