

Whispering Wood - Newtown Grant Phase 1-TH HOA

2027 Approved Annual Budget

	2026	2027	% Variance
Income			
Income			
50500 - Assessment - Members	116,820.00	123,900.00	6.06 %
50600 - Assessment - Capital Contribution	330.00	330.00	.00 %
50700 - Transfer from Operating	2,840.00	7,090.00	149.65 %
50900 - Assessment - Reserve	13,452.00	13,452.00	.00 %
51270 - Late Charges	1,400.00	1,200.00	(14.29) %
54090 - Interest - Reserve	9,610.00	9,100.00	(5.31) %
54100 - Interest - Operating	1,070.00	1,800.00	68.22 %
Total Income	145,522.00	156,872.00	7.80 %
Total Income	145,522.00	156,872.00	7.80 %
Expense			
Administrative Expense			
62800 - Assessment Processing	570.00	570.00	.00 %
62830 - Portal Fee	750.00	750.00	.00 %
63110 - Office Supplies	800.00	800.00	.00 %
63120 - Postage	1,300.00	1,200.00	(7.69) %
63130 - Copying & Mailing	1,000.00	1,000.00	.00 %
63200 - Management Service	13,920.00	14,340.00	3.02 %
63410 - Legal	1,000.00	1,500.00	50.00 %
63420 - Accounting	1,500.00	2,000.00	33.33 %
Total Administrative Expense	20,840.00	22,160.00	6.33 %
Operating Expense			
64320 - Master Association Assessment	72,220.00	78,590.00	8.82 %
Total Operating Expense	72,220.00	78,590.00	8.82 %
Maintenance Expense			
64650 - Snow Removal	2,750.00	4,200.00	52.73 %
65200 - Tree Maintenance	3,000.00	3,200.00	6.67 %
65220 - Grounds Maintenance - Contract	16,380.00	18,760.00	14.53 %
65410 - Repairs & Maintenance	2,140.00	2,100.00	(1.87) %
Total Maintenance Expense	24,270.00	28,260.00	16.44 %
Taxes & Insurance			
67200 - Insurance	2,600.00	2,730.00	5.00 %
67400 - Corporate Taxes	2,530.00	2,580.00	1.98 %
Total Taxes & Insurance	5,130.00	5,310.00	3.51 %
Reserve & Capital Expenditures			
70900 - Reserve Expenditures	23,062.00	22,552.00	(2.21) %
Total Reserve & Capital Expenditures	23,062.00	22,552.00	(2.21) %
Total Expense	145,522.00	156,872.00	7.80 %