WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.

NOTICE OF 2027 BUDGET ADOPTION MEETING

To ALL WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC. MEMBERS,

The BUDGET MEETING of **WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: Wednesday, November 18, 2026 at 6:00 PM**
- **LOCATION: Pool Area**

This Budget Meeting of the Association will be held for the purpose of final approval and adoption of the 2027 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) schedule for the 2027 calendar year. We have enclosed a copy of the 2027 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. Owner's Discussion
5. Vote to Roll Over Excess Funds
6. Vote to Waive Financial Reporting
7. Board Approval of 2027 Annual Budget
8. **Adjournment**

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

Mailed: October 28, 2026

BY ORDER OF THE BOARD OF DIRECTORS

MAGDA HATKA, LCAM

WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.

PROXY

(PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM)

The undersigned owner(s) or designated voter of Unit/Address _____ in **WHISPERING WOODS HOMEOWNERS ASSOCIATION, INC.** hereby appoints the **Secretary** of the Association or (fill in name),_____ as my proxyholder to **ATTEND** the Budget Meeting of **Whispering Woods Homeowners Association, Inc.** to be held **on Wednesday, November 18, 2026 @ 6:00 PM at the Pool Area.**

The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS: Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.

_____ I authorize and instruct my proxyholder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

_____ I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as I have indicated below:_____

Roll Over Excess Funds:
Do you want to roll over any excess operating funds in the **2026** calendar year into the **2027** budget, as a constructive return of capital to the membership consistent with IRS rulings 70-604?
_____**YES** _____**NO**

Financial Reporting Waiver:
I cast my vote to waive the requirement for a **Compilation** financial statement for **2026** as required by the Florida Statutes and provide in lieu thereof a Report of Cash Receipts and Expenditures in accordance with the Florida Statutes and 61B-22.006 of the Florida Administrative Code.
_____**YES** _____**NO**

_____

Signature of Owner or Designated Voter: Signature of Co-Owner Date:

_____ _____ _____

Print Name: Print Name: Date:

_____ _____ _____

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____

To substitute for me in voting the proxy set forth above. (Print Name)

Dated:_____ _____

(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

WHISPERING WOODS HOA INC.

UNITS: 47

JANUARY 1, 2027- DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 APPROVED ANNUAL	2026 cash projections	2027 PROPOSED ANNUAL	2027 MONTHLY AMOUNT
4010	Unit Maintenance Fees	$250,987	$250,987	$258,322	$21,527
	TOTAL REVENUE	$250,987	**$250,987**	**$258,322**	**$21,527**
	OPERATING EXPENSES				
5010	Office / Administrative	$3,200	$3,200	$3,200	$267
	Website	$750	$750	$750	$63
5040	Storage Fees 4boxes @ $45/box/yr	$336	$135	$180	$15
5020	Coupons/Lockbox $8.50/unit	$400	$336	$336	$28
5300	Insurance 2/26 Renewals	$6,951	$6,620	$7,200	$600
5400	Lawn Service	$46,800	$47,525	$48,000	$4,000
6140	Irrigation Repairs	$5,000	$3,915	$4,000	$333
5410	Landscape Improvements	$9,000	$9,000	$9,000	$750
5420	Tree Trimming	$15,000	$7,545	$15,000	$1,250
5610	Corp Annual Report/Bank Charges	$90	$90	$90	$8
5600	License/Permits	$300	$300	$300	$25
5800	Mgmt Fee Exp. 12/28 - 60 day notice	$12,732	$12,360	$13,116	$1,093
5900	Legal	$2,000	$0	$1,000	$83
5910	Tax Preparation/CPA 2028	$425	$1,975	$425	$35
6100	Mainenance Repairs General	$5,000	$3,327	$4,000	$333
6120	Pressure Washing	$4,200	$4,200	$3,200	$267
6160	Amenities Maint. & Repairs	$500	$0	$0	$0
6150	Janitorial	$1,500	$1,443	$1,550	$129
6180	Pond Maintenace	$3,050	$2,718	$3,100	$258
6200	Pool Maintenance	$6,500	$6,360	$6,500	$542
6130	Lift Staion	$2,000	$1,080	$1,600	$133
7000	Electricty - Lift Station	$3,855	$2,695	$2,500	$208
7001	Electricty Pool, Street lights	$5,200	$5,451	$5,500	$458
7002	Water/Sewer	$48,500	$59,053	$59,500	$4,958
7003	Electricty - street Lights	$2,360	$2,315	$2,400	$200
7004	Trash AUG 2025	$10,930	$11,593	$12,000	$1,000
5950	Bad Debt				$0
	TOTAL OPERATING EXPENSES	**$196,579**	**$193,985**	**$204,447**	**$17,037**
	RESERVES				
9100	Reserves - Deferred Maintenance	$54,408	$54,408	$53,875	$4,490
	TOTAL RESERVES	**$54,408**	**$54,408**	**$53,875**	**$4,490**
	TOTAL EXPENSES	**$250,987**	**$248,393**	**$258,322**	**$21,527**

2027 Monthly Maintenance Fee (per unit) $ 458.00

RESERVE ANALYSIS
WHISPERING WOODS HOA INC.
JANUARY 1, 2027 - DECEMBER 31, 2027

RESERVES	Current Replacement cost	Current Reserves 1/1/2027	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully Funded Annual Reserves	2027 Actual Budgeted Amount
PAVING	$60,000	$6,666	20	16	$53,334	$3,333	$3,333
TENNIS COURT	$33,000	$33,000	10	0	$0	$0	$0
POOL RESERVE	$35,000	$9,250	10	2	$25,750	$12,875	$12,875
LIFT STATION	$22,000	$4,000	12	9	$18,000	$2,000	$2,000
POOL HOUSE	$15,000	$15,000	15	1	$0	$0	$0
Reserves - Deferred Maintenance	$37,981	$9,542			$0	$20,450	$35,667
TOTALS	**$202,981**	**$77,458**			**$97,084**	**$38,658**	**$53,875**