

**Whispering Oaks Homeowners' Association of St. Augustine Beach  
2025 Proposed Budget**

BUDGET LINE ITEMS	2024 Budget	Proposed 2025 Budget	Diff	% Change
UTILITIES	\$3,000	\$3,200	\$200	7%
COMMUNITY PROPERTY	\$17,500	\$18,800	\$1,300	7%
Grounds*	\$10,550	\$10,200	(\$350)	-3%
Trees*	\$2,100	\$2,700	\$600	29%
Irrigation & Drain Cleaning*	\$2,000	\$2,650	\$650	33%
Plants*	\$2,850	\$3,250	\$400	14%
ELECTRONICS	\$9,000	\$8,950	(\$50)	-1%
Gates & Fence*	\$8,000	\$8,000	\$0	0%
Video Cameras	\$825	\$595	(\$230)	-28%
Web maintenance	\$175	\$355	\$180	103%
REQUIRED FEES	\$2,200	\$2,200	\$0	0%
Insurance	\$2,100	\$2,100	\$0	0%
State Corp.	\$75	\$75	\$0	0%
County Filing fees	\$25	\$25	\$0	0%
OFFICE SUPPLIES	\$800	\$800	\$0	0%
Postage	\$100	\$100	\$0	0%
Paper/office supplies	\$200	\$200	\$0	0%
Printing & ink	\$500	\$500	\$0	0%
OPERATIONS	\$2,250	\$2,650	\$400	18%
Light/ Pole Maintenance*	\$1,500	\$1,500	\$0	0%
Signage*	\$750	\$1,150	\$400	53%
BUSINESS MISCELLANEOUS	\$550	\$600	\$50	9%
Neighborhood Get-Togethers	\$450	\$450	\$0	0%
Annual Meeting	\$100	\$150	\$50	50%
RESERVED FUNDS	\$5,500	\$5,500	\$0	0%
Road Replacement*	\$5,000	\$5,000	\$0	0%
Pump Maintenance*	\$500	\$500	\$0	0%
CONTINGENCY	\$3,000	\$3,000	\$0	0%
TOTAL	\$43,800	\$45,700	\$1,900	4%
Lots	63	63		
Fees	\$695	\$725		

Increase Per Lot \$30

\* Line item includes reserved funds

**Proposed Budget Notes**

Following a volunteer reserve study, it was determined that an annual fee increase is necessary to adequately fund our operating and reserve accounts. This adjustment will help ensure we keep pace with rising costs for services, materials, and essential improvements. Please see the notes below for adjusted line items:

*Line 6 - Utilities*

Adjusted to keep pace with rising costs. 2% increase from 2023 actuals.

*Line 9 - Grounds*

Reduced misc landscape services and supplies (landscape bags, etc) from \$850 to \$500.

*Line 10 - Trees*

Adjusted to keep pace with rising costs. Tree trimming is every 2 years. Trimming in 2024 was \$5,100.

*Line 11 - Irrigation & Drain Cleaning*

Adjusted for increased rates with Water Works for quarterly irrigation services.

*Line 12 - Plants*

Adjusted to keep pace with rising costs. Mulching of plant beds and islands is every 2 years.

*Line 16 - Video Cameras*

Cameras are under full warranty with Ring service agreement. Reduced as there are no plans to add any more cameras at this time.

*Line 17 - Web Maintenance*

Annual hosting & SSL increases due to website upgrade to increase storage and update to a mobile-friendly platform.

*Line 35 - Signage*

Adjusted to keep pace with rising costs for maintenance and replacement of signs throughout the neighborhood.