

**Whispering Oaks Homeowners' Association of St. Augustine Beach
2026 Budget**

BUDGET LINE ITEMS	2025 Budget	2026 Budget	% Change
UTILITIES	\$3,200	\$3,000	-6%
COMMUNITY PROPERTY	\$18,800	\$18,920	1%
Grounds*	\$10,200	\$10,870	
Trees*	\$2,700	\$4,500	
Irrigation & Drain Cleaning*	\$2,650	\$2,300	
Plants*	\$3,250	\$1,250	
ELECTRONICS	\$8,950	\$8,435	-6%
Gates & Fence*	\$8,000	\$7,500	
Video Cameras	\$595	\$595	
Web maintenance	\$355	\$340	
REQUIRED FEES	\$2,200	\$2,200	0%
Insurance	\$2,100	\$2,100	
State Corp.	\$75	\$75	
CPA Services	\$0	\$0	
Federal Tax Preparation	\$0	\$0	
County Filing fees	\$25	\$25	
OFFICE SUPPLIES	\$800	\$700	-13%
Postage	\$100	\$100	
Paper/Office Supplies	\$200	\$200	
Printing & Ink	\$500	\$400	
OPERATIONS	\$2,650	\$2,600	-2%
Light/ Pole Maintenance*	\$1,500	\$1,500	
Signage*	\$1,150	\$1,100	
BUSINESS MISCELLANEOUS	\$600	\$350	-42%
Neighborhood Get-Togethers	\$450	\$200	
Annual Meeting	\$150	\$150	
RESERVE ACCOUNTS	\$5,500	\$6,500	18%
Road Replacement*	\$5,000	\$5,000	
Pump Maintenance*	\$500	\$1,500	
CONTINGENCY	\$3,000	\$3,000	0%
TOTAL	\$45,700	\$45,705	0%
Lots	63	63	
Fees	\$725	\$725	

Increase Per Lot \$0

* Line item includes reserved funds