

# NORTHPOINTE II HOA

## 2026 Proposed Budget

	<u>2025 Estimated</u>	<u>2025 Budget</u>	<u>2026 Budget</u>	<u>Per Unit</u>
<b><u>CASH RECEIPTS</u></b>				<i>monthly</i>
4010 General Assessment Income	\$175,104.00	\$175,104.00	\$182,400.00	\$100.00
4200 Late/ Fees	\$1,959.06	\$0.00	\$0.00	\$0.00
4040 Interest Earned	\$2,000.00	\$30.00	\$3,000.00	\$1.64
4207 Fine Income	\$250.00	\$0.00	\$0.00	\$0.00
4700 Misc Income	\$156.75	\$0.00	\$0.00	\$0.00
<b>TOTAL CASH RECEIPTS</b>	<b>\$179,469.81</b>	<b>\$175,134.00</b>	<b>\$185,400.00</b>	<b>\$101.64</b>
<b><u>OPERATING EXPENSES</u></b>				
<b><u>LANDSCAPING &amp; GROUNDS</u></b>				
5001 Contract Landscaping	\$39,220.00	\$37,380.00	\$42,000.00	\$23.03
5002 Landscape Extras	\$3,500.00	\$4,560.00	\$4,000.00	\$2.19
5004 Irrigation Maintenance	\$7,845.36	\$3,600.00	\$5,500.00	\$3.02
5001 Seed/Fertilizer	\$2,600.00	\$1,920.00	\$2,500.00	\$1.37
5012 Tree Maintenance	\$23,000.00	\$24,000.00	\$15,000.00	\$8.22
<i>Total Landscaping &amp; Grounds</i>	<b>\$76,165.36</b>	<b>\$71,460.00</b>	<b>\$69,000.00</b>	<b>\$37.83</b>
<b><u>REPAIRS / MAINTENANCE</u></b>				
5102 Power Sweeping	\$3,600.00	\$3,600.00	\$3,600.00	\$1.97
5408 Repairs & Maintenance	\$7,226.33	\$3,600.00	\$5,000.00	\$2.74
<i>Total Repairs / Maintenance</i>	<b>\$10,826.33</b>	<b>\$7,200.00</b>	<b>\$8,600.00</b>	<b>\$4.71</b>
<b><u>UTILITIES</u></b>				
5506 Utilities - Electricity	\$8,454.09	\$9,000.00	\$9,000.00	\$4.93
5510 Utilities - Water & Sewer	\$34,565.94	\$27,000.00	\$35,836.00	\$19.65
5513 Utilities - Refuse	\$18,692.35	\$22,000.00	\$19,000.00	\$10.42
<i>Total Utilities</i>	<b>\$61,712.38</b>	<b>\$58,000.00</b>	<b>\$63,836.00</b>	<b>\$35.00</b>
<b><u>GENERAL ADMINISTRATIVE</u></b>				
6601 Accounting & Auditing	\$950.00	\$480.00	\$950.00	\$0.52
6635 Insurance	\$2,976.00	\$3,480.00	\$3,114.00	\$1.71
6650 General Administrative Expense	\$2,200.00	\$180.00	\$500.00	\$0.27
6654 Billing Statements	\$3,000.00	\$1,200.00	\$3,000.00	\$1.64
6630 Legal Expense	\$800.00	\$960.00	\$1,200.00	\$0.66
6656 Management Fees	\$20,903.00	\$21,600.00	\$21,600.00	\$11.84
6659 Copies & Envelopes	\$755.00	\$600.00	\$650.00	\$0.36
6660 Postage	\$420.00	\$180.00	\$350.00	\$0.19
6663 Social Expense	\$305.20	\$0.00	\$500.00	\$0.27
6683 Licenses & Fees	\$50.00	\$50.00	\$50.00	\$0.03
6685 Income Taxes	\$50.00	\$50.00	\$50.00	\$0.03
6884 Statutory Agent Fees	\$100.00	\$100.00	\$0.00	\$0.00
<i>Total General Administrative</i>	<b>\$32,509.20</b>	<b>\$28,880.00</b>	<b>\$31,964.00</b>	<b>\$17.52</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$181,213.27</b>	<b>\$165,540.00</b>	<b>\$173,400.00</b>	<b>\$95.07</b>
<b>NET OPERATING INCM (LOSS)</b>	<b>(\$1,743.46)</b>	<b>\$9,594.00</b>	<b>\$12,000.00</b>	<b>\$6.58</b>
<b>Reserve Transfer</b>	<b>\$13,440.00</b>	<b>\$13,440.00</b>	<b>\$12,000.00</b>	<b>\$6.58</b>
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>\$13,440.00</b>	<b>\$13,440.00</b>	<b>\$12,000.00</b>	<b>\$6.58</b>
<b>TOTAL INCM (LOSS)</b>	<b>(\$15,183.46)</b>	<b>(\$3,846.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>