

HIGH POINTE COMMUNITY ASSOCIATION, INC.

2026 Approved Budget

For the period of 1-1-2026 through 12-31-2026

Expenses	Common Expenses		HPW & Phase I	Phase II
	Annual	Monthly	125 Homes Monthly	71 Homes Monthly
Based on 196 Homes				
Administration				
Management Fees	\$ 36,078	\$ 3,007		
Accounting/CPA	\$ 4,500	\$ 375		
Insurance/Property	\$ 28,930	\$ 2,411		
Office Expenses	\$ 1,500	\$ 125		
Corporate Fees/Permits/Licenses	\$ 362	\$ 30		
Legal Fees	\$ 1,000	\$ 83		
Utilities				
Electric - Street Lights	\$ 15,350	\$ 1,279		
Electric - Pool/Clubhouse	\$ 3,500	\$ 292		
Electric - Irrigation/Gates	\$ 12,600	\$ 1,050		
Electric - Hotwire Equipment	\$ 5,365	\$ 447		
Clubhouse Water & Sewer	\$ 6,250	\$ 521		
Bulk Cable/Internet			\$ 95	\$ 95
Recreational Facilities				
Clubhouse Internet/Cable	\$ 6,600	\$ 550		
Pool Maintenance/Repairs	\$ 10,800	\$ 900		
Clubhouse/Property Maint. & Supplies	\$ 24,100	\$ 2,008		
Fitness Center Equip. Maint. & Supplies	\$ 1,570	\$ 131		
Amenity Security	\$ 6,651	\$ 554		
Outdoor Activity Maintenance	\$ 500	\$ 42		
Grounds Maintenance				
Home Lawn Maintenance/Fertilization	\$ -	\$ -	\$ 133	\$ 133
Irrigation Wet Checks	\$ -	\$ -	\$ 17	\$ 17
Common Irrigation Repairs/Parts	\$ 20,000	\$ 1,667		
Common -Landscape Replacement/Beautification	\$ 15,000	\$ 1,250		
Common Mulch	\$ 18,500	\$ 1,542		
Preserve Maintenance	\$ 7,500	\$ 625		
Tree Trimming/Maintenance	\$ 20,000	\$ 1,667		
Entrance Security/Gate Maintenance	\$ 25,000	\$ 2,083		
Lake Maintenance	\$ 5,004	\$ 417		
Misc./Contingency				
Contingency	\$ 10,000	\$ 833		
Social Events	\$ 2,000	\$ 167		
Holiday Lighting/Décor	\$ 4,500	\$ 375		
Reserve Fund	\$ -	\$ -		
Total Common Area Per Lot	\$ 293,160	\$ 24,430		
Developed Lot Expense		\$ 125	\$ 245	\$ 245

	HPW & Phase I	Phase II
Total Per Improved Lot Quarterly	\$ 1,110	\$ 1,110

THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON FULL OR PARTIAL PROJECTED BUILD-OUT, AS NOTED ABOVE. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(6)(b) or SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER THE AFORESAID SECTIONS OF CHAPTER 720, FLORIDA STATUTES.

The roads are built to the final specifications and will not be rebuilt, re-surfaced or otherwise improved at the completion of construction. Community Amenities are subject to change and some may have additional fees to utilize, at Developer's discretion. This budget is prepared based on a portion of the overall community built out and as additional phases are added additional costs and categories of cost may be added to this budget and assessed to the residents.