

HIGH POINTE COMMUNITY ASSOCIATION, INC.

2025 Approved Budget

For the period of 1-1-2025 through 12-31-2025

Based on 195 Homes

	Common Expenses		HPW & Phase I	Phase II
	Annual	Monthly	125 Homes Monthly	70 Homes Monthly
Expenses				
Administration				
Management Fees	\$ 19,596	\$ 1,633		
Accounting/CPA	\$ 4,500	\$ 375		
Insurance/Property	\$ 14,000	\$ 1,167		
Office Expenses	\$ 1,500	\$ 125		
Corporate Fees/Permits/Licenses	\$ 762	\$ 64		
Legal Fees	\$ 750	\$ 63		
Utilities				
Electric - Street Lights	\$ 12,427	\$ 1,036		
Electric - Pool/Clubhouse	\$ 6,000	\$ 500		
Electric - Irrigation/Gates	\$ 10,000	\$ 833		
Electric - Hotwire Equipment	\$ 5,046	\$ 421		
Clubhouse Water & Sewer	\$ 720	\$ 60		
Bulk Cable/Internet			\$ 95.00	\$ 95.00
Recreational Facilities				
Pool Maintenance/Repairs	\$ 7,000	\$ 583		
Clubhouse/Property Maint. & Supplies	\$ 1,800	\$ 150		
Fitness Center Equip. Maint. & Supplies	\$ 3,000	\$ 250		
Amenity Security	\$ 6,100	\$ 508		
Outdoor Activity Maintenance	\$ 1,000	\$ 83		
Grounds Maintenance				
Home Lawn Maintenance/Fertilization	\$ -	\$ -	\$ 150	\$ 150
Irrigation Wet Checks	\$ -	\$ -	\$ 15	\$ 15
Common Irrigation Repairs/Parts	\$ 2,000	\$ 167		
Common Lawn Maint/Fertilization	\$ 112,200	\$ 9,350		
Common -Landscape Replacement	\$ 5,000	\$ 417		
Common Mulch	\$ 5,200	\$ 433		
Common - Irrigation Supplies/Maint				
Preserve Maintenance	\$ 7,500	\$ 625		
Tree Trimming/Maintenance	\$ 5,000	\$ 417		
Entrance Security	\$ 20,185	\$ 1,682		
Entryway Operations/Maintenance	\$ 2,500	\$ 208		
Lake Maintenance	\$ 4,320	\$ 360		
Misc./Contingency				
Contingency	\$ 10,000	\$ 833		
Holiday Lighting/Décor	\$ 2,500	\$ 208		
Reserve Fund	\$ -	\$ -		
Total Common Area Per Lot	\$ 270,606	\$ 22,551		
Developed Lot Expense		\$ 116	\$ 260	\$ 260

	HPW & Phase I	Phase II
Total Per Improved Lot Quarterly	\$ 1,127	\$ 1,127

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.