

Cape Pointe Homeowners Association, Inc.		2025	2026
2026 APPROVED BUDGET		\$1023/Qtrly	\$1023/Qtrly
71-Homes			
Account	Description	2025 Budget	2026 Budget
INCOME:			
4000	Members Assessments	212,718.00	\$ 212,718.00
4006	Reserve Members Assessment	78,000.00	\$ 78,000.00
4015	Capital Contribution	0.00	\$ -
4040	Interest Charged	0.00	\$ -
4060	Returned Payment Fee	0.00	\$ -
4070	Collection Fees	0.00	\$ -
4080	Misc Income	0.00	\$ -
4122	Application Fees	0.00	\$ -
		290,718.00	\$ 290,718.00
EXPENSES:			
Administrative Expenses			
5000	Property Management	10,920.00	\$ 10,920.00
5001	Bookkeeping	7,800.00	\$ 8,200.00
5003	Dues/Fees/Taxes	400.00	\$ 400.00
5008	Postage/Printing/Copying	1,000.00	\$ 1,000.00
5033	Professional and Admin Fees	0.00	\$ 132.00
5040	Legal	1,500.00	\$ 1,500.00
5075	Bank Service Charge	0.00	\$ 50.00
5100	Insurance	17,018.00	\$ 17,900.00
5645	CPA	2,000.00	\$ 2,000.00
		40,638.00	\$ 42,102.00
Operational Expenses			
5085	Clean / Seal Pool Deck	2,500.00	\$ 2,500.00
5200	Landscape Contract	58,700.00	\$ 58,700.00
5201	Landscape/Tree Trimming	900.00	\$ 900.00
5202	Landscape Extras	15,000.00	\$ 15,000.00
5203	Irrigation Repairs & Parts	7,500.00	\$ 8,000.00
5404	Janitorial / Pool	6,200.00	\$ 6,200.00
5406	Monthly Pest & Rodent Control	14,400.00	\$ 19,296.00
5408	General Repairs & Maintenance	15,000.00	\$ 10,000.00
5415	Contingency	1,200.00	\$ 3,200.00
5416	Gutter Cleaning	5,000.00	\$ 5,000.00
5418	Yrly Termite Inspec & Sub Warranty	8,000.00	\$ 5,180.00
5500	Pool Maintenance	10,000.00	\$ 10,000.00
5613	Pool Repairs & Supplies	3,500.00	\$ 3,500.00
5656	Street Light Maintenance	1,000.00	\$ 1,000.00
5725	Yrly Attic Dusting	5,180.00	\$ 2,840.00
5788	Pool Cabana/Furniture/Repair	500.00	\$ 500.00
		154,580.00	\$ 151,816.00
Utilities			
5322	Pool Water	2,500.00	\$ 3,000.00
5355	Lighting Electric	15,000.00	\$ 15,800.00
		17,500.00	\$ 18,800.00
Transfer to Reserve Funds			
5999	Transfer to Pooled Reserves	78,000.00	\$ 78,000.00
	TOTAL EXPENSES	290,718.00	\$ 290,718.00
	Current Year Net Income/(loss)	0.00	\$ -