

Cedar Pointe Condominium Homeowners Association Budget 2026				
Account	Description	2025	2026	Nov 11, 2025
<b>Operating Accounts</b>				
<b>Income Accounts</b>				
<b>Assessment Income</b>		\$312	\$327	
40-4020-00	Regular Assessment	\$359,424.00	\$376,704.00	
40-4060-00	Reimb. Legal Fees	\$200.00	\$200.00	
40-4065-00	Violations (fines)	\$0.00	\$0.00	
40-4070-00	Collection Fees	\$200.00	\$200.00	
40-4110-00	Late Fees	\$200.00	\$200.00	
<b>Other Income</b>				
42-4225-00	Insurance Claims Income	\$0.00	\$0.00	
42-4235-00	Insurance Claim Deductible	\$0.00	\$0.00	
<b>Interest Income</b>				
45-4535-00	Interest Income	\$300.00	\$1,200.00	
<b>Income Accounts Total</b>		<b>\$360,324.00</b>	<b>\$378,504.00</b>	
<b>Expense Accounts</b>				
<b>Building Maintenance</b>				\$41,900.00
51-5102-00	Building General Repairs (T&M)	\$12,000.00	\$12,000.00	Spent \$18,473 in 2024
51-5103-00	Power Washing (buildings, sidewalks, curbs)	\$8,500.00	\$9,500.00	Southern Outdoor Restoration 2026-2027
51-5104-00	Plumbing repairs	\$1,500.00	\$1,500.00	
51-5106-00	Electrical (incl. common lighting)	\$2,000.00	\$2,500.00	Bradford Elec
51-5111-00	Exterior Walkway/Staircase Maint	\$2,000.00	\$2,000.00	
51-5118-00	Gutter Cleaning	\$6,000.00	\$6,000.00	The Gutter Kings
51-5121-00	Roof repairs	\$1,000.00	\$0.00	fall 2025 repairs by Roofwise paid from reserves
51-5128-00	Miscellaneous	\$0.00	\$0.00	
51-5132-00	Light Fixture cleaning	\$1,400.00	\$1,400.00	Window Ninjas
51-5136-00	Fire Control/Suppression Sys.	\$5,000.00	\$5,000.00	Summit; major repairs - reserves
51-5154-00	Mailboxes & bulletin boards	\$0.00	\$0.00	reserves
51-5180-00	Painting touchup	\$2,000.00	\$2,000.00	
51-5190	dryer vent inspection	\$0.00	\$0.00	homeowners must clean & repair vents & caps
<b>Grounds Maintenance</b>				\$63,700.00
52-5205-00	Grounds Maint. Contract	\$35,640.00	\$34,200.00	TLM (Davis wanted 13.6% increase over 2025)
52-5210-00	Parking Surface Maintenance	\$1,500.00	\$2,000.00	striping refresh
52-5215-00	Landscape Lighting Repairs	\$250.00	\$500.00	
52-5240-00	Tree Removal, Trimming, Replacement	\$7,500.00	\$7,500.00	Allen Tree Experts

	52-5268-00	Stormwater Drains Maint.	\$1,000.00	\$1,500.00	Sonset Services (3 service calls)
	52-5274-00	Misc Grounds Maint. (mulch, plants, misc)	\$13,350.00	\$15,000.00	Mulch, extras & replace plants
	52-5280-00	Sidewalk/Curbing Repairs	\$0.00	\$0.00	allocated in reserves
	52-5288-00	Snow Removal, pre-treat SFD	\$3,000.00	\$3,000.00	
<b>Utilities</b>					\$62,200.00
	54-5401-00	Electricity	\$6,000.00	\$6,000.00	
	54-5405-00	Water & Sewer	\$41,000.00	\$48,000.00	spent \$43K in 2024, projected \$47.6K in 2025
	54-5425-00	Waste Removal (2 dumpsters & 13 recycling)	\$7,200.00	\$8,200.00	* also hauling junk
<b>Contract/ General Services</b>					\$6,700.00
	55-5545-00	Termite Protection	\$2,200.00	\$2,200.00	Kil-Mor Pest Control
	55-5550-00	Engineering Services	\$1,000.00	\$1,000.00	Giles Flythe Engineers
	55-5560-00	Pest Control (\$360 qtrly +)	\$2,430.00	\$2,500.00	Kil-Mor
	55-5570-00	Critter removal	\$1,000.00	\$1,000.00	
<b>Administrative &amp; Insurance</b>					\$59,062.00
	58-5602-00	Accounting/Audit	\$1,000.00	\$2,000.00	
	58-5604-00	Association Management	\$21,500.00	\$21,500.00	Elite
	58-5608-00	Legal--General	\$3,000.00	\$3,000.00	\$8000 in 2024
	58-5610-00	Legal--Collections	\$1,000.00	\$1,000.00	
	58-5618-00	Property Insurance	\$25,450.00	\$26,562.00	July 1 renew,4% increase - inflation
	58-5619-00	Crime Insurance	\$600.00	\$700.00	Feb 14 renew
	58-5620-00	D&O Insurance, \$1M	\$1,600.00	\$1,800.00	July 1 directors & officers liability ins.
	58-5621-00	Umbrella Insurance Policy	\$500.00	\$600.00	July 1 renew
	58-5628-00	Postage & Printing	\$1,000.00	\$1,000.00	
	58-5648-00	Miscellaneous Expense (incl Social)	\$900.00	\$900.00	
<b>Miscellaneous</b>					\$450.00
			\$0.00	\$0.00	
	59-5800-00	Misc expenses (balance budget)	\$182.00	\$450.00	
<b>Subtotal - Annual Expenses</b>			<b>\$221,202.00</b>	<b>\$234,012.00</b>	up 5.8%
<b>Reserve Fund</b>					
	80-8015-00	Reserve Contribution **	\$139,122.00	\$144,492.00	up 3.86%%
<b>Total annual budget (TAB)</b>			<b>\$360,324.00</b>	<b>\$378,504.00</b>	up 5%

Notes

\* need projections through end of year

\*\* reserve study recommends 8% annual increase; we agree to fund half of that in order to keep monthly fee increase to \$15 vs \$20  
income - TAB **\$0.00**