

VILLAS OF OAK POINTE ASSOCIATION

2026 Annual Budget

	Annual
Income	
Collections	
4010 - Condo Fees	199,980.00
4170 - Other Income	25,392.00
Total Collections	225,372.00
Total Income	225,372.00
Expense	
Administrative Expenses	
5010 - Management Fee	19,400.00
5060 - Accounting	1,500.00
5080 - Legal	500.00
5090 - 1099/98 Preparation	150.00
5100 - Corporate Fees	20.00
5130 - Coupons	650.00
5150 - Copies	50.00
5190 - Printing	100.00
5200 - Postage	300.00
5210 - Web Page Domain	572.00
5220 - Web Page Hosting	2,000.00
5250 - Memorial Contributio	400.00
5285 - Special Committee	3,000.00
5300 - Other Admin	1,300.00
Total Administrative Expenses	29,942.00
Insurance Expenses	
5410 - Insurance	3,000.00
5430 - Workman's Comp	500.00
5460 - Umbrella Policy	480.00
Total Insurance Expenses	3,980.00
Utilities/Services	
5510 - Common Lights	4,200.00
5535 - Sprinkler Water	2,000.00
Total Utilities/Services	6,200.00
Grounds Maintenance	
6000 - Grounds Maintenance	2,000.00
6010 - Lawn Mowing/Trimming	14,900.00
6020 - Lawn Chemicals	3,000.00
6030 - Flowers, Common Area	3,500.00
6050 - Arborist	3,000.00
6060 - Trim/Remove/Spray	6,000.00
6061 - Tree Planting	3,000.00
6070 - Mulch	5,000.00
6080 - Sprinkler Start/Shut	700.00
6090 - Sprinkler Repairs	2,000.00
6100 - Snow Removal	14,900.00
6120 - Pest Control	1,500.00

6130 - Entrance	2,000.00
6150 - Fountain Maintenance	5,000.00
6151 - Pond Maintenance	12,000.00
6155 - Mailboxes	1,250.00
6160 - Signs	100.00
Total Grounds Maintenance	79,850.00
Maintenance, Buildings	
7000 - Building Maintenance	500.00
Total Maintenance, Buildings	500.00
Amenities	
7320 - Amenities Insurance	7,000.00
7325 - Amenities Rep&Maint	3,000.00
7330 - Amenities Winterize	9,000.00
7335 - Amenities Prop Tax	1,100.00
7340 - Amenities Fees	3,500.00
7345 - Amenities Misc Exp	500.00
Total Amenities	24,100.00
Repair - Road, Drives. Lighting	
7520 - Road Repair	1,000.00
Total Repair - Road, Drives. Lighting	1,000.00
Non-Cash Transactions	
9200 - Transfer to Reserves	79,800.00
Total Non-Cash Transactions	79,800.00
Total Expense	225,372.00
(Per unit is based on the total number of units. For Associations with variable assessment rates, please refer to the variable assessment schedule.)*	