The Deer Creek At Northgate Homeowner's Association, Inc.						**NOTES**
	Account	**Description**	**2025 Budget**	**2025 Actual**	**2026 Budget**	
Operating Accounts						
Income Accounts						
Assessments						
	40-4000-00	Residential Assessments	$56,575.00	$56,575.00	**$56,575.42**	Assessments stay at $365
Delinquency Income						
	43-4300-00	Delinquency Processing Fees	$0.00	$600.00	**$0.00**	
	43-4305-00	Late Fees & Interest	$0.00	$1,225.35	**$0.00**	
Investment Income						
	45-4500-00	Interest Earned – Operating Accounts	$0.00	$15.57	**$0.00**	
New						
Income Accounts Total			**$56,575.00**	**$58,415.92**	**$56,575.42**	
Expense Accounts						
Administrative Expense						
	50-5000-00	General Administrative	$2,846.76	$3,321.72	**$300.00**	No admin fees from RowCal. This is for DORA and SOS
	50-5020-00	Community Events	$500.00	$0.00	**$500.00**	
	50-5035-00	Bad Debt	$20.00	$0.00	**$0.00**	
	50-5045-00	Delinquency Fee Expense	$0.00	$600.00	**$0.00**	
	50-5048-00	Compliance Fee Expense	$0.00	$20.00	**$0.00**	
Insurance Expenses						
	53-5300-00	Property & D&O Liability Insurance	$2,000.00	$1,632.00	**$1,750.00**	About 8% increase. We didn't see much of one for this year.
Utilities						
	54-5420-00	Trash Removal Service	$31,000.00	$21,729.90	**$29,452.00**	Based on fuel costs
Landscaping & Irrigation						
	63-6300-00	Landscaping Contract	$2,400.00	$2,585.97	**$4,233.42**	Based off of the quote from LMI
	63-6325-00	Snow Removal & Supplies	$550.00	$0.00	**$745.00**	
Professional Services						
	70-7000-00	Audit & Tax Services	$70.00	$345.00	**$345.00**	
	70-7025-00	Legal Services - Collections	$1,000.00	$0.00	**$800.00**	
	70-7030-00	Legal Services - General Counsel	$414.24	$325.00	**$450.00**	
	70-7040-00	Management Fees	$15,774.00	$10,516.00	**$18,000.00**	Two Year Contract Mgmt Fee Rate. 5% increase waived in year two.
New						
Expense Accounts Total			**$56,575.00**	**$41,075.59**	**$56,575.42**	
Operating Accounts Net			**$0.00**	**$17,340.33**	**$0.00**	