

NORTHRIDGE HOMEOWNERS ASSOCIATION
2026

	2025 Budget	2026 Budget	2026 Per Unit Per Quarter
Assessments	\$600,000	\$622,500	\$415.00
Late Charges/Interest	0	0	\$0.00
Collection Costs	0	0	\$0.00
Returned Check Charges	0	0	\$0.00
Key Income	0	0	\$0.00
Clubhouse Income	1,200	1,200	\$0.80
Insured Loss Reimbursement	0	0	\$0.00
Interest Income -Operating	0	0	\$0.00
Interest Income-Reserves	0	0	\$0.00
TOTAL INCOME	\$601,200	\$623,700	\$415.80
RESERVES			
Reserve Transfers \$16,250.00	195,000	195,000	\$130.00
TOTAL RESERVE DEPOSITS	\$195,000	\$195,000	\$130.00
A/R Postage	945	1,110	\$0.74
Mgmt & Accounting	57,008	60,000	\$40.00
Outside Services	3,000	3,000	\$2.00
Legal General	3,500	3,500	\$2.33
Office Expense General	7,000	7,000	\$4.67
Tax Preparation & Review	3,500	3,500	\$2.33
Reserve Study Update	1,800	1,800	\$1.20
TOTAL ADMINISTRATIVE	\$76,753	\$79,910	\$53.27
Electricity & Gas	40,000	42,500	\$28.33
Water	60,000	75,000	\$50.00
TOTAL UTILITIES	\$100,000	\$117,500	\$78.33
Bank Fees/Lock Box Services	1500	1500	\$1.00
Custodial	9,690	8,923	\$5.95
Clubhouse Expenses	1,850	1,680	\$1.12
Disposal	4,527	5,000	\$3.33
Landscaping	94,440	97,273	\$64.85
Landscape Upgrades/Extras	10,000	10,000	\$6.67
SRVFPD Required Fire Break - Disking	8,000	9,000	\$6.00
Tree Trimming/Removals	14,000	14,000	\$9.33
Community Events	800	800	\$0.53
Architectural Committee	2,400	2,400	\$1.60
Pool & Spa Contract/Extras	16,400	16,400	\$10.93
Pest Control	6,744	6,744	\$4.50
Miscellaneous Expenses	1,200	1,200	\$0.80
Security Services	11,625	11,625	\$7.75
Web Hosting	1,200	1,800	\$1.20
TOTAL CONTRACT SERVICES	\$184,376	\$188,345	\$125.56
Miscellaneous Repairs	18,000	23,000	\$15.33
Streets and Drives	0	0	\$0.00
Tennis Court Maintenance	1,000	1,000	\$0.67
Insured Loss Expense	0	0	\$0.00
TOTAL REPAIR & MAINT	\$19,000	\$24,000	\$16.00
Fire/Liability/Fidelity/WC	11,902	13,000	\$8.67
Directors & Officers	3,562	3,562	\$2.37
TOTAL INSURANCE (Renews 10/12)	\$15,464	\$16,562	\$11.04
Franchise Tax Board	350	350	\$0.23
Federal Corporate Tax	250	250	\$0.17
Pool License	991	991	\$0.66
TOTAL FIXED EXPENSES	\$1,591	\$1,591	\$1.06
Contingency	9,016	792	\$0.53
Total Budget	\$601,200	\$623,700	\$415.80

Monthly History			Reserve Funding %		Percentage Increase
	Year	Qtrly			
\$41.00					
\$41.00	1991	\$123.00			
\$41.00	1992	\$123.00			
\$41.00	1993	\$123.00			
\$41.00	1994	\$123.00			
\$41.00	1995	\$123.00			
\$46.33	1996	\$123.00			
\$46.33	1997	\$138.99			
\$46.33	1998	\$138.99			
\$46.33	1999	\$138.99			
\$55.67	2000	\$138.99			
\$62.33	2001	\$167.01			
\$62.33	2002	\$186.99			
\$62.33	2003	\$186.99			
\$70.67	2004	\$186.99			
\$70.67	2005	\$212.01	68%		
\$75.00	2006	\$212.01			
\$75.00	2007	\$225.00	87%		
\$75.00	2008	\$225.00	97%		
\$75.00	2009	\$225.00	88%		
\$75.00	2010	\$225.00	100%		
\$75.00	2011	\$225.00	89%	↓RR Refurbinshing costs reset	
\$75.00	2012	\$225.00	92%		
\$75.00	2013	\$225.00	97%	6th year no increase in dues	
\$75.00	2014	\$225.00	92%	7th year no increase in dues	
\$75.00	2015	\$225.00	100+%	8th year no increase in dues	
\$81.67	2016	\$245.00	98%	↓increased replacement costs for clubhouse flooring/windows/benches/BBQ	
\$81.67	2017	\$245.00	84%	↓added replacement of stucco wall/countertops/appliances/metal picket fence&asphalt repair	
\$81.67	2018	\$245.00	80%		
\$81.67	2019	\$245.00	79%		
\$88.33	2020	\$265.00	67%		
\$88.33	2021	\$265.00	66%		
\$95.00	2022	\$285.00	57%		
\$106.67	2023	\$320.00	51%		
\$127.33	2024	\$382.00	10%	Mud Slide Repairs 225,000	19.38%
\$133.33	2025	\$400.00	15%		4.71%
\$138.33	2026	\$415.00	23%		3.75%

Reserves August 31, 2023

\$255,998 Balance Sheet

\$98,000 2023 Funding Per Budget Month \$8,166.67

\$353,998 Sub Total

\$250,000 Slides

\$103,998 Net Resreves August 31, 2023

\$103,998.00 Year End Projected Reserves

If Special Assessment

\$250,000

\$666.67 Per Lot