

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 | \$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 Refurbishing 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 Reserves August 31, 2023

\$103,998.00 Year End Projected Reserves

If Special Assessment

\$250,000

\$666.67 Per Lot