NORTHTON GROVE
HOMEOWNERS ASSOCIATION

2027 Budget and 2026 Annual Meeting of the Membership with the Election of Directors 2nd NOTICE

Date: **Monday, November 9, 2026**
Time: **6:00pm**
Place: **Online**
Please join Using your computer tablet or smartphone
https://v.ringcentral.com/join/641808050
Meeting ID: 641808050

The 2027 Budget Meeting is being held to review and approve the Association's 2027 Budget which is included. The Board is considering a 10% increase in the semi-annual assessment to defray rising costs and rebuild the Reserves for future capital expenditures.

The Annual Membership Meeting is being held to elect five (5) Directors to serve a one (1) year term, and to conduct any other business as permitted by Florida Statutes and the governing documents of the Association.

One new member has expressed interest in serving on the Board. If you are still interested in being considered, nominations for Directors will be taken the night of the Annual Meeting. Any homeowner or other eligible person may nominate any other homeowner or eligible person if written permission has been given from the person being nominated. All candidates must be in good standing with the Association.

IMPORTANT: A quorum (1/10th) of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a limited proxy in order for the Association to conduct business. If you need another copy of a proxy, please email office@ngpcam.com and we will send you one.

The Agenda(s) for the Meetings is as follows:

2027 Budget Meeting Agenda:

I. Call to order by the President
II. Proof of Notice of the meeting
III. Determination of Quorum
IV. Disposal of unapproved past budget meeting minutes.
V. Review and Approval of the 2027 Budget
VI. Adjournment

2025 Annual Meeting Agenda:

I. Call to order by the President
II. Proof of Notice of the meeting
III. Call for Proxies
IV. Determination of Quorum
V. Disposal of unapproved past membership meeting minutes
VI. Election of New Directors
VII. Announcement of new Board of Directors
VIII. Unfinished Business
IX. New Business
    a. Vote to carry over excess revenue for tax purposes
X. Adjournment

The new Board of Directors will be announced at the meeting. The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

BY ORDER OF THE BOARD OF DIRECTORS THIS 27th day of October, 2026.

Northton Grove Homeowners Association
Proposed 2027 Budget

NORTHTON GROVE HOMEOWNERS ASSOCIATION, INC.
Budget for the period January 1, 2027 through December 31, 2027
Based upon 41 Homesites

		2026 ANNUAL BUDGET	TOTAL ESTIMATED	2027 PROPOSED BUDGET	
	Semi-Annual Maintenance Fees (41 homes)	**$ 371.00**		**$ 408.00**	**10.0%**
GL#	**INCOME**				
41100	ASSESSMENTS BASED UPON EXPENSES	$ 29,514.00	$ 29,514.00	$ 32,348.00	
41110	RESERVE ASSESSMENT ALLOCATION	$ 908.00	$ 908.00	$ 908.00	
	MISCELLANEOUS INCOME	$ -	$ 182.76	$ -	
42250	COLLECTION FEE INCOME	$ -	$ 100.00	$ 200.00	
	TOTAL ASSESSMENT	**$ 30,422.00**	**$ 30,704.76**	**$ 33,456.00**	
	EXPENSES				**Budget Variance**
	ADMINISTRATIVE & PROFESSIONAL				
51165	MANAGEMENT - CONTRACT	$ 9,084.00	$ 9,850.00	$ 7,500.00	-17.4%
51170	MANAGEMENT - ADMINISTRATIVE CONTRACT	$ 2,515.00	$ 1,200.00	$ 1,500.00	-40.4%
51175	MANAGEMENT COLLECTION FEES	$ -	$ 150.00	$ 200.00	
51150	PROFESSIONAL - LEGAL FEES	$ -	$ -	$ 1,000.00	
51010	PROFESSIONAL - CPA & TAX PREP	$ 1,235.00	$ 300.00	$ 500.00	-59.5%
51020	LICENSE FEES	$ 65.00	$ 65.00	$ 62.00	-4.6%
13010	INSURANCE - GL/PROPERTY/CRIME/D&O	$ 5,815.00	$ 5,815.00	$ 6,105.00	5.0%
51040	BAD DEBT	$ -	$ -	$ 900.00	
	SUB-TOTAL	**$ 18,714.00**	**$ 17,380.00**	**$ 17,767.00**	**-5.1%**
	LANDSCAPE MAINTENANCE				
80110	GROUNDS MAINTENANCE - CONTRACT	$ 8,200.00	$ 7,800.00	$ 8,610.00	5.0%
80115	GROUNDS MAINTENANCE - NON-CONTRACT	$ -	$ -	$ 1,655.00	
	SUB-TOTAL	**$ 8,200.00**	**$ 7,800.00**	**$ 10,265.00**	**25.2%**
	REPAIR/MAINTENANCE - GENERAL				
80100	COMMON AREA MAINTENANCE	$ 1,700.00	$ 1,000.00	$ 2,000.00	17.6%
	SUB-TOTAL	**$ 1,700.00**	**$ 1,000.00**	**$ 2,000.00**	**17.6%**
	UTILITIES				
60011	ELECTRICITY	$ 350.00	$ 285.00	$ 330.00	-5.7%
60050	WATER/SEWER	$ 550.00	$ 572.00	$ 600.00	9.1%
	SUB-TOTAL	**$ 900.00**	**$ 857.00**	**$ 930.00**	**3.3%**
	TOTAL OPERATING EXPENSES	**$ 29,514.00**	**$ 27,037.00**	**$ 30,962.00**	
	RESERVES				
	RESERVE INTEREST	$ -	$ -	$ -	
	GENERAL RESERVES - WALLS/SIGNS	$ 908.00	$ 908.00	$ 2,494.00	
	TOTAL RESERVES	**$ 908.00**	**$ 908.00**	**$ 2,494.00**	
	TOTAL EXPENSES & RESERVES	**$ 30,422.00**	**$ 27,945.00**	**$ 33,456.00**	
	Net Income	$ -	$ 2,759.76	$ -	

NewGauge Property Management 11928 Sheldon Rd. #101, Tampa, FL 33626
P: 813.922.1339 F: 386.319.9301 m.castro@ngpcam.com

Northton Grove Homeowners Association
Proposed 2027 Budget - Reserve Table(s)

Association Name: Northton Grove										
Reserve Schedule for Period Beginning January 1, 2027 to December 31, 2027										
Description	Replacement Cost	Life Expectancy in Years	Remaining Life in Years	Expected Cash Balance 12/31/2027	Balance to be Funded	Recommended Monthly Amount	Suggested Yearly Amount	Actual Monthly Allocation	Actual Annual Amount Funded	Annual Allocation Excess or (Shortfall) vs Calculated Allocation
General Reserves (Front Sign & Brick Wall)	$ 30,000.00	20	17	$ 9,556.57	20,443.43	100.21	1,202.55	$207.83	2,494.00	(986.36)

Association Name: Northton Grove										
Reserve Schedule for Period Beginning January 1, 2026 to December 31, 2026										
Description	Replacement Cost	Life Expectancy in Years	Remaining Life in Years	Expected Cash Balance 12/31/2026	Balance to be Funded	Recommended Monthly Amount	Suggested Yearly Amount	Actual Monthly Allocation	Actual Annual Amount Funded	Annual Allocation Excess or (Shortfall) vs Calculated Allocation
General Reserves (Front Sign & Brick Wall)	$ 30,000.00	20	18	$ 8,937.66	21,062.34	97.51	1,170.13	$75.67	908.00	(262.13)
Front Entrance Landscape Refresh				$ 1,875.09						
				$ 7,062.57						
Current Reserves (YE 2025):										
General Reserves (Front Sign & Brick Wall)	$ 8,029.66									

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

NewGauge Property Management 11928 Sheldon Rd. #101, Tampa, FL 33626
P: 813.922.1339 F: 386.319.9301 m.castro@ngpcam.com

Northton Grove Homeowners Association PROXY

The Undersigned owner(s) or designated voting representative of the property identified below hereby appoints:

Please select one.

A. _____ **President of the Association, Northton Grove Homeowners Assoc.**

B. _____ _____ **(Write the name of your proxyholder)**

As my/our proxy holder to attend the Annual Meeting of Northton Grove HOA, to be held virtually, on Wednesday November 19th, at 6:30 p.m. Web Conferencing at **https://v.ringcentral.com/join/262431776** and any lawful adjournment thereof. If neither A. nor B. is checked, or if B. is selected but no name is entered, or if both A. and B. are selected, the President of the Association shall be deemed to hold proxy. The proxyholder named above has authority to vote and act to the same extent that I would personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below.

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

GENERAL POWERS: YOU MAY GIVE YOUR PROXY-HOLDER THE RIGHT TO VOTE IN CONNECTION WITH THE ELECTION, OR IF YOU DO NOT WISH TO DO SO THEN YOU WOULD BE REQUIRED TO PERSONALLY VOTE IN CONNECTION WITH THE ELECTION IN ORDER FOR YOUR VOTE TO BE COUNTED. THERE MAY OR MAY NOT BE AN ELECTION HELD AT THE ANNUAL MEETING. PLEASE CHECK THE APPROPRIATE SPACE BELOW.

_____ My proxy holder is to have this authority.

_____I must personally vote in connection with the election and my proxy holder is not authorized to do so.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below.

I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as indicated below (see attached Notes of Explanation on Proxy Items):

I. ____ YES ___ NO Should any excess membership income (excess of Association revenue over Association expenses) from this year be carried over to next year for Revenue Rule 70-604 purposes?

All OWNERS or their designated voting representative for the property must sign below:

Dated: _____ _____

Signature of Owner (s) or Designated Voter

Property Address _____

_____

Print Name

_____ _____

_____ **Signature of Owner(s) or Designated Voter**

_____ _____

Print Name

Northton Grove Homeowners Association PROXY

SUBSTITUTION PROXY

The undersigned, appointed as proxy above, does hereby designate _____to substitute for me in the proxy set forth above.

_____
Original Proxyholder Signature

Date:_____

This Section is only to be filled in by proxy holders if they wish to appoint a substitute proxy holder.

THIS PROXY IS REVOCABLE BY THE LOT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.