

Proposed 2026/2027 TFLD Budget

PROJECTED INCOME/SAVINGS				Notes
*FY2025/26 budget includes income and expenses reated to the renovation of the pool, pool house and tennis courts.		FY 2025/2026 Budget November	Proposed FY 2026/27 Budget	
	Interest	\$14,000	\$5,000	Investment CDs will be reduced
	Property Tax Revenue	\$1,520,179	\$1,256,407	95% of Potential Tax Revenue for FY 2026/27
	Pool Revenue	\$50,000	\$48,000	Reduced to 48K to account for drop in District resident rates
	Tennis Memberships	\$5,000	\$3,600	Reduced to \$3,600 to account for Exiting memberships that need to be honored.
	Lauren DeWilde restitution (new 3/26) - deposited to saving acct	\$0	\$2,870	Potential Restitution
	Revenue carried over from 2024/2025	\$2,225,000	\$0	
Total Income*		\$3,814,179	\$1,315,877	
PROJECTED EXPENSES				
Cleaning and Maintenance				
	General maintenance/install/ONIT	\$50,000	\$31,500	Reduced based on 2025/26 expenses
	Lock repair	\$1,500	\$1,500	No change
	Janitorial/Porter/trash&recycle collection	\$28,000	\$28,840	3% increase
	Pest Control	\$600	\$600	No change
	Port-a-potties @ \$430 per month - \$215 in winter (Local Dumpster rental)	\$6,000	\$6,180	3% increase
	Vandalism	\$3,000	\$3,000	No change
Total Cleaning and Maintenance Expenses		\$89,100.00	\$71,620.00	
Communications				
	New Yard signs - 100	\$0	\$2,500	New addition
	Newsletters/social media	\$6,000	\$9,000	Increased to 9K - based on 2025/26 expenses
Total Communications Expenses		\$6,000.00	\$11,500.00	
Insurance				
	Property Insurance	\$13,000	\$14,000	Increased to 14K
	Insurance - Other	\$1,000	\$1,000	No change
Total Insurance Expenses		\$14,000.00	\$15,000.00	
Legal & Other Professional Fees				
	Administrative Svcs & Supplies (meeting room)	\$2,000	\$2,060	3% increase
	Audit (2 x \$14,000 to catch up)	\$28,000	\$14,000	Only one audit next year
	Bookkeeping	\$15,000	\$15,000	No change
	Deed Restrictions Enforcement	\$5,000	\$5,000	No change
	Education	\$600	\$600	No change
	Legal Carlton Law	\$80,000	\$100,000	Increased to 100K - based on 2025/2026 expenses
	Legal outside attorney (candidate review)	\$10,000	\$10,000	No change
	TCAD (Quarterly billing)	\$10,000	\$10,000	No change
Total Legal & Other Professional Fees		\$150,600	\$156,660	
Management Fees				
	Management Fees	\$42,000	\$42,000	No change for 3 years.
	Management Fees - Other/Smartweb/CINC/RecDEsk	\$1,000	\$7,000	Increase to 7K to cover RecDesk costs
Total Management Fees		\$43,000	\$49,000	
Neighborhood				
	Community Events (3 community events)	\$10,000	\$10,000	No change
	Holiday Lights	\$5,400	\$6,000	Increase to 6K
Total Neighborhood Expense		\$15,400	\$16,000	

Capital Improvements				
	Neighborhood Safety (DSDDs from COA)	\$35,000	\$0	No additional expense
	Recreational Building - Electronics, furniture,	\$500,000	\$5,000	Projector, furniture, etc
	Pool and Court rebuild/awning/furniture	\$1,725,000	\$150,000	Potential carry over/unexpected construction expenses, additional awning, pool furniture chairs, lounge chairs, tables (numbers to be determined on available budget)
Parks				
	Playground mulch	\$20,000	\$0	Not needed
	Woodland Park - relocation of utility transmission and communication cables	\$0	\$35,000	We will need to address this issue as soon as possible. Another ice storm which may result in damage to the utility and transmission lines which could mean trees being trimmed 10 feet from the lines and could result in the loss of the 10 trees on the north side of the park
	Lindshire	\$5,000	\$1,000	Reduced to \$1,000
	Renaissance, BC upgrade, amenity upgrade	\$20,000	\$5,000	Reduced to \$5,000
	Kempler	\$4,000	\$1,000	Reduced to \$1,000
	Greenbrier - Solar Lights,	\$15,000	\$10,000	Reduced to \$10,000
	Gazebo	\$1,000	\$1,000	No change
	Tanglewood - new solar lighting	\$0	\$20,000	New Item
	Idyllwild, walking path and solar lighting	\$50,000	\$5,000	Reduced to \$5,000
Total Capital Improvements Expenses*		\$2,375,000	\$233,000	
Parks & Landscaping				
	Emergency Tree Maint	\$20,000	\$20,600	3% increase
	Replacement Plants/Trees	\$20,000	\$21,740	Increased to \$21,740
	Irrigation Monthly Inspection	\$9,120	\$9,120	No change
	Inspections Required By COA	\$1,600	\$1,600	No change
	Irrigation Repairs	\$7,000	\$8,000	Increase to \$8,000
	Monthly parks maintenance	\$136,298	\$135,620	reduced to \$135,620
	Mulch and Trail repair	\$30,000	\$25,000	Reduced to \$25,000
	Pond Maintenance	\$5,000	\$5,595	3% increase
Total Parks & Landscaping Expenses		\$229,018	\$227,275	
Payroll				
	Board Per Diem	\$36,000	\$36,000	No change
	FUTA	\$200	\$300	No change
	Medicare Expense	\$522	\$600	No change
	Payroll Expense	\$0	\$100	No change
	Soc Sec Expense	\$2,232	\$2,500	No change
	Taxes	\$0	\$2,000	No change
Total Payroll Expenses		\$38,954	\$41,500	
Pool Expense				
	Lifeguard Services	\$153,000	\$195,000	Will need an additional lifeguard
	Pool Maintenance & Chemicals	\$20,000	\$20,000	No change
	Pool Permits and Inspections	\$600	\$600	No change
	Pool Restroom Porter Services	\$7,200	\$8,000	Increased to \$8,000
Total Pool Expenses		\$180,800	\$223,600	
Security Service				
	Travis County Security services	\$80,000	\$80,000	No change
Total Security Service Expenses		\$80,000	\$80,000	
Utilities				
	Electricity	\$13,500	\$13,905	3% increase
	Garbage & Recycling	\$6,000	\$6,180	3% increase
	Internet	\$1,500	\$2,000	Increased to \$2,000
	Water	\$50,000	\$51,500	3% increase
Total Utilities Expenses		\$71,000	\$73,585	
Total Expenses		\$3,292,872	\$1,198,740	