

2023 Tanglewood Forest Limited District Budget		
Amended October 19, 2022		
Income		
	Interest	200.00
	Property Tax Revenue	4000.00
	Tennis Memberships	4000.00
Total Income		4200.00
Expense		
Cleaning and Maintenance		
	Electrical Repairs	\$16,500.00
	General Maintenance Labor	\$55,000.00
	Janitorial/Porter	\$51,000.00
	Lock Repair/Keys	\$1,000.00
	Pest Control	\$600.00
	Port-a-potties	\$5,000.00
	Vandalism	\$5,000.00
	Total Cleaning and Maintenance	\$134,100.00
Communications		
	Communications- newsletters/social media	\$6,600.00
	Website	\$2,400.00
	Total Communications	\$9,000.00
Insurance		
	Property Insurance	\$7,000.00
	Insurance - Other	\$600.00
	Total Insurance	\$7,600.00
Legal & Other Professional Fees		
	Administrative Svcs & Supplies	\$4,000.00
	Audit	\$26,000.00
	Bookkeeping	\$12,000.00
	Deed Restrictions Enforcement	\$20,000.00
	Education	\$400.00
	Legal	\$40,000.00
	Special Projects/Elections	\$20,000.00
	TCAD	\$3,500.00
	Total Legal & Other Professional Fees	\$125,900.00
Management Fees		
	Management Fees	\$40,170.00
	Management Fees - Other	\$3,324.00
	Total Management Fees	\$43,494.00
Neighborhood		
	Community Events	\$6,000.00
	Holiday Lights	\$5,400.00
	Total Neighborhood	\$11,400.00
Parks & Landscaping		
	Equipment & Maintenance	\$20,000.00
	Emergency Tree Maint	\$4,500.00
	Replacement Plants/Trees	\$20,000.00
	Irrigation Monthly Inspection	\$9,120.00
	Inspections Required By COA	\$1,500.00
	Irrigation Repairs	\$6,000.00
	Parks Projects- Capital	\$40,000.00
	Landscaping Services	\$117,464.80
	Mulch	\$14,000.00
	Pond Maintenance	\$3,900.00
	Total Parks & Landscaping	\$236,484.80
Payroll		
	Board Per Diem	\$25,000.00
	FUTA	200.00
	Medicare Expense	413.00
	Soc Sec Expense	1550.00
	Total Payroll	\$27,163.00
Pool Expense		
	Lifeguard Services	\$109,568.00
	Pool Maintenance & Chemicals	\$33,660.00
	Pool Projects- Capital	TBD
	Pool Restroom Porter Services	\$6,540.00
	Total Pool Expense	\$149,768.00
Security Service		70000.00
Utilities		
	Electricity	\$15,000.00
	Garbage & Recycling	\$3,300.00
	Internet	\$1,400.00
	Water	\$40,000.00
	Total Utilities	\$59,700.00
Total Expense		\$874,609.80