

Budget for fiscal 2026 - Revised November 3rd, 2025

INCOME/SAVINGS		
		Budgeted
	Interest	\$14,000
	Property Tax Revenue (15% rate reduction)	\$1,520,179
	Pool Revenue	\$50,000
	Tennis Memberships	\$5,000
Total Income		\$1,589,179
EXPENSES		
Cleaning and Maintenance		
	General maintenance/install/ONIT	\$50,000
	Lock repair	\$1,500
	Janitorial/Porter/trash&recycle collection	\$28,000
	Pest Control	\$600
	Port-a-potties @ \$430 per month	\$6,000
	Vandalism	\$3,000
Total Cleaning and Maintenance Expenses		\$89,100.00
Communications		
	Communications- newsletters/social media	\$6,000
Total Communications Expenses		\$6,000.00
Insurance		
	Property Insurance	\$13,000
	Insurance - Other	\$1,000
Total Insurance Expenses		\$14,000.00
Legal & Other Professional Fees		
	Administrative Svcs & Supplies (meeting room)	\$2,000
	Audit (2 x \$14,000 to catch up)	\$28,000
	Bookkeeping (Increase due to additional time)	\$15,000
	Deed Restrictions Enforcement	\$5,000
	Education	\$600
	Legal Carlton Law	\$80,000
	Legal outside attorney (candidate review)	\$10,000
	TCAD (Quarterly billing)	\$10,000
Total Legal & Other Professional Fees		\$150,600
Management Fees		
	Management Fees	\$42,000
	Management Fees - Other/Smartweb/CINC	\$1,000
Total Management Fees		\$43,000
Neighborhood		
	Community Events (3 community events)	\$10,000
	Holiday Lights	\$5,400
Total Neighborhood Expense		\$15,400
Capital Improvements		
	Neighborhood Safety (DSDDs from COA)	\$35,000

	New P.H. 2200 sq ft	\$500,000
	Pool and Court rebuild (+15% contingency)	\$1,725,000
Parks		
	Playground mulch	\$20,000
	Lindshire, new tables, notice boards (1 for Tanglewood)	\$5,000
	Renaissance, BC upgrade, amenity upgrade	\$20,000
	Kempler, New swing set	\$4,000
	Greenbrier, BC upgrade, Solar Lights	\$15,000
	Gazebo	\$1,000
	Idyllwild, walking path and solar lighting	\$50,000
Total Capital Improvements Expenses		\$2,375,000
Parks & Landscaping		
	Emergency Tree Maint	\$20,000
	Replacement Plants/Trees	\$20,000
	Irrigation Monthly Inspection	\$9,120
	Inspections Required By COA	\$1,600
	Irrigation Repairs	\$7,000
	Monthly parks maintenance	\$136,298
	Mulch and Trail repair	\$30,000
	Pond Maintenance	\$5,000
Total Parks & Landscaping Expenses		\$229,018
Payroll		
	Board Per Diem	\$36,000
	FUTA	\$200
	Medicare Expense	\$522
	Payroll Expense	\$0
	Soc Sec Expense	\$2,232
Total Payroll Expenses		\$38,954
Pool Expense		
	Lifeguard Services	\$153,000
	Pool Maintenance & Chemicals	\$20,000
	Pool Permits and Inspections	\$600
	Pool Restroom Porter Services	\$7,200
Total Pool Expenses		\$180,800
Security Service		
	Additional security for construction site	\$80,000
Total Security Service Expenses		\$80,000
Utilities		
	Electricity	\$13,500
	Garbage & Recycling	\$6,000
	Internet	\$1,500
	Water	\$50,000
Total Utilities Expenses		\$71,000
Total Expenses		\$3,292,872
Funds from savings to cover expenses		\$1,703,693