

Budget for fiscal 2026		
	Revised November 2025	
Income/Savings		
	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
Expense		
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	\$6,000
	Vandalism	\$3,000
	Total Cleaning and Maintenance	\$89,100
Communications		
	Communications- newsletters/social media	\$6,000
	Total Communications	\$6,000
Insurance		

	Property Insurance	\$13,000
	Insurance - Other	\$1,000
	Total Insurance	\$14,000
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	\$1,000
	Total Management Fees	\$43,000
Neighborhood		
	Community Events (3 community events)	\$10,000
	Holiday Lights	\$5,400
	Total Neighborhood	\$15,400

Capital Improvements		
	New P.H. 2200 sq ft	\$500,000
	Pool and Court rebuild (+15% contingency)	\$1,725,000
	Speed monitors	\$35,000
Parks		
	playground mulch	\$20,000
	Lindshire, new tables	\$5,000
	Renaissance, BC upgrade, amenity upgrade	\$20,000
	Kempler, New swing set	\$4,000
	Greenbrier, BC upgrade	\$15,000
	Gazebo	\$1,000
	Idyllwild, walking path and solar lighting	\$50,000
	Total Capital Improvements	\$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	\$229,018
Payroll		
	Board Per Diem	\$36,000
	FUTA	\$200
	Medicare Expense	\$522
	Soc Sec Expense	\$2,232
	Total Payroll	\$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 Expense	\$180,800
Security Service	Additional security for construction site	\$80,000
Utilities		
	Electricity	\$13,500
	Garbage & Recycling	\$6,000
	Internet	\$1,500
	Water	\$50,000
	Total Utilities	\$71,000

Total Expense		\$3,292,872
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Funds from savings **\$1,703,693**

