

- Please note that the information on the following pages in this PDF document are a **WORK IN PROGRESS.**
- The summary of the proposed budget is not final or binding. The information is being used by the Board to determine a proposed budget and potential Tax Rate and for FY 2026 – 2027.
- There will a presentation of the information in this PDF, at the August 13th 2026 Budget meeting. District residents will have an opportunity to comment/ask questions at this meeting.
- **NO DECISION** will be made at this meeting regarding the FY 2026/27 Budget or tea rate. The final decision will be voted on by the Board at a future meeting
- Please contact the District Treasurer – Noel Gonsalvez – noel@tanglewoodforestld.org – if you have any questions and are not able to attend the August 13th meeting or need additional information.

Provisional Operational Budget for fiscal 2026/2027 (DRAFT)

PROJECTED INCOME/SAVINGS								
Possible Tax Rate Range for FY 2026/27 *FY2025/26 budget includes income and expenses reated to the renovation of the pool, pool house and tennis courts.	FY 2025/2026 Budget	FY 2026/27 @ 0.16280 & 95% of Projected TCAD revenues 31.61% reduction	FY 2026/27 @ 0.019043 & 95% of Projected TCAD revenues 20% reduction	FY 2026/27 @ 0.020947 & 95% of Projected TCAD revenues 12% reduction	FY 2026/27 @ 0.02142 & 95% of Projected TCAD revenues 10% reduction	FY 2026/27 @ 0.022 & 95% of Projected TCAD revenues 7.58% reduction	FY 2026/27 @ 0.022621 & 95% of Projected TCAD revenues 4.97% reduction	FY 2026/27 @ Current tax rate & 95% of Projected TCAD revenues No reduction
Total Income*	\$3,814,179	\$963,967	\$1,117,476	\$1,223,260	\$1,249,762	\$1,281,764	\$1,316,266	\$1,381,992
PROJECTED EXPENSES								
Total Cleaning and Maintenance Expenses	\$89,100.00	\$71,620.00	\$71,620.00	\$71,620.00	\$71,620.00	\$71,620.00	\$71,620.00	\$71,620.00
Total Communications Expenses	\$6,000.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00	\$11,500.00
Total Insurance Expenses	\$14,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Total Legal & Other Professional Fees	\$150,600	\$139,060	\$139,060	\$139,060	\$139,060	\$139,060	\$139,060	\$139,060
Total Management Fees	\$43,000	\$50,260	\$50,260	\$50,260	\$50,260	\$50,260	\$50,260	\$50,260
Total Neighborhood Expense	\$15,400	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000
Total Capital Improvements Expenses*	\$2,375,000	\$233,000	\$233,000	\$233,000	\$233,000	\$233,000	\$233,000	\$233,000
Total Parks & Landscaping Expenses	\$229,018	\$226,830	\$226,830	\$226,830	\$226,830	\$226,830	\$226,830	\$226,830
Total Payroll Expenses	\$38,954	\$41,500	\$41,500	\$41,500	\$41,500	\$41,500	\$41,500	\$41,500
Total Pool Expenses	\$180,800	\$223,600	\$223,600	\$223,600	\$223,600	\$223,600	\$223,600	\$223,600
Total Security Service Expenses	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
Total Utilities Expenses	\$71,000	\$73,585	\$73,585	\$73,585	\$73,585	\$73,585	\$73,585	\$73,585
Total Expenses	\$3,292,872	\$1,181,955	\$1,181,955	\$1,181,955	\$1,181,955	\$1,181,955	\$1,181,955	\$1,181,955
Net: Total income - Total Expenses	\$521,307	(\$217,988)	(\$64,479)	\$41,305	\$67,807	\$99,809	\$134,311	\$200,037