

- 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 - Summarized by Income/Expense Categories (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

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
	Interest	\$14,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Property Tax Revenue	\$1,520,179	\$904,497	\$1,058,006	\$1,163,790	\$1,190,292	\$1,222,294	\$1,256,796	\$1,322,522
	Pool Revenue	\$50,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
	Tennis Memberships	\$5,000	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600
	Lauren DeWilde restitution (new 3/26) - deposited to saving acct	\$0	\$2,870	\$2,870	\$2,870	\$2,870	\$2,870	\$2,870	\$2,870
	Revenue carried over from 2024/2025	\$2,225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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									
Cleaning and Maintenance									
	General maintenance/install/ONIT	\$50,000	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500	\$31,500
	Lock repair	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
	Janitorial/Porter/trash&recycle collection	\$28,000	\$28,840	\$28,840	\$28,840	\$28,840	\$28,840	\$28,840	\$28,840
	Pest Control	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
	Port-a-potties @ \$430 per month - \$215 in winter (Local Dumpster rental)	\$6,000	\$6,180	\$6,180	\$6,180	\$6,180	\$6,180	\$6,180	\$6,180
	Vandalism	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
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
Communications									
	New Yard signs - 100	\$0	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
	Newsletters/social media	\$6,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
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
Insurance									
	Property Insurance	\$13,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
	Insurance - Other	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
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
Legal & Other Professional Fees									
	Administrative Svcs & Supplies (meeting room)	\$2,000	\$2,060	\$2,060	\$2,060	\$2,060	\$2,060	\$2,060	\$2,060
	Audit (2 x \$14,000 to catch up)	\$28,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
	Bookkeeping	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
	Deed Restrictions Enforcement	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Education	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
	Legal Carlton Law	\$80,000	\$82,400	\$82,400	\$82,400	\$82,400	\$82,400	\$82,400	\$82,400
	Legal outside attorney (candidate review)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	TCAD (Quarterly billing)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total Legal & Other Professional Fees		\$150,600	\$139,060	\$139,060	\$139,060	\$139,060	\$139,060	\$139,060	\$139,060
Management Fees									
	Management Fees	\$42,000	\$43,260	\$43,260	\$43,260	\$43,260	\$43,260	\$43,260	\$43,260
	Management Fees - Other/Smartweb/CINC/RecDEsk	\$1,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Total Management Fees		\$43,000	\$50,260	\$50,260	\$50,260	\$50,260	\$50,260	\$50,260	\$50,260
Neighborhood									
	Community Events (3 community events)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Holiday Lights	\$5,400	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Total Neighborhood Expense		\$15,400	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000
Capital Improvements									
	Neighborhood Safety (DSDDs from COA)	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Recreational Building - Electronics, furniture,	\$500,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Pool and Court rebuild/furniture	\$1,725,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Parks									
	Playground mulch	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Woodland Park - relocation of utility transmission and communication cables underground - Rough estimate (google search) Utility lines - \$15 - \$25 per linear foot - \$10,000 - \$15,000 Communication cables - \$20 - \$30 per linear foot - \$12,000 - \$18,000	\$0	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
	Lindshire	\$5,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	Renaissance, BC upgrade, amenity upgrade	\$20,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Kempler	\$4,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	Greenbrier - Solar Lights,	\$15,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Gazebo	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	Tanglewood - new solar lighting	\$0	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
	Idyllwild, walking path and solar lighting	\$50,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Capital Improvements Expenses*		\$2,375,000	\$233,000	\$233,000	\$233,000	\$233,000	\$233,000	\$233,000	\$233,000
Parks & Landscaping									
	Emergency Tree Maint	\$20,000	\$20,600	\$20,600	\$20,600	\$20,600	\$20,600	\$20,600	\$20,600
	Replacement Plants/Trees	\$20,000	\$21,740	\$21,740	\$21,740	\$21,740	\$21,740	\$21,740	\$21,740
	Irrigation Monthly Inspection	\$9,120	\$9,120	\$9,120	\$9,120	\$9,120	\$9,120	\$9,120	\$9,120
	Inspections Required By COA	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
	Irrigation Repairs	\$7,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
	Monthly parks maintenance	\$136,298	\$135,620	\$135,620	\$135,620	\$135,620	\$135,620	\$135,620	\$135,620
	Mulch and Trail repair	\$30,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
	Pond Maintenance	\$5,000	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150	\$5,150
Total Parks & Landscaping Expenses		\$229,018	\$226,830	\$226,830	\$226,830	\$226,830	\$226,830	\$226,830	\$226,830
Payroll									
	Board Per Diem	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
	FUTA	\$200	\$300	\$300	\$300	\$300	\$300	\$300	\$300
	Medicare Expense	\$522	\$600	\$600	\$600	\$600	\$600	\$600	\$600
	Payroll Expense	\$0	\$100	\$100	\$100	\$100	\$100	\$100	\$100
	Soc Sec Expense	\$2,232	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
	Taxes	\$0	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Total Payroll Expenses		\$38,954	\$41,500	\$41,500	\$41,500	\$41,500	\$41,500	\$41,500	\$41,500
Pool Expense									
	Lifeguard Services	\$153,000	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000
	Pool Maintenance & Chemicals	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
	Pool Permits and Inspections	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
	Pool Restroom Porter Services	\$7,200	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Total Pool Expenses		\$180,800	\$223,600	\$223,600	\$223,600	\$223,600	\$223,600	\$223,600	\$223,600
Security Service									
	Travis County Security services	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
Total Security Service Expenses		\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
Utilities									
	Electricity	\$13,500	\$13,905	\$13,905	\$13,905	\$13,905	\$13,905	\$13,905	\$13,905
	Garbage & Recycling	\$6,000	\$6,180	\$6,180	\$6,180	\$6,180	\$6,180	\$6,180	\$6,180
	Internet	\$1,500	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
	Water	\$50,000	\$51,500	\$51,500	\$51,500	\$51,500	\$51,500	\$51,500	\$51,500
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