

## Consolidated Ranch Association Budget 2026

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
401000 - Master Assessment	4,635,335	4,539,108	96,227	2.1%
402000 - Builder & Developer Assessment	8,110	110,484	(102,374)	-92.7%
403500 - Neighborhood Assessment	6,173,791	5,829,828	343,963	5.9%
451000 - Clubhouse Cost Share	681,649	644,292	37,357	5.8%
Assessments	11,498,885	11,123,712	375,173	3.4%
<b>Lot Sale Fees</b>				
471000 - Disclosure Fee	110,000	90,000	20,000	22.2%
Total Lot Sale Fees	110,000	90,000	20,000	22.2%
<b>Cost Share - Expense Reimbursement</b>				
411000 - Covenant Reimbursement	6,300	6,240	60	1.0%
Total Cost Share - Expense Reimbursement	6,300	6,240	60	1.0%
<b>Other Income</b>				
421000 - Delinquency Fee	3,840	1,500	2,340	156.0%
422000 - Violation Fines	4,000	6,000	(2,000)	-33.3%
443000 - CFD Maintenance Reimbursement	0	52,626	(52,626)	-100.0%
444000 - Gate Transponders	175,000	195,000	(20,000)	-10.3%
445000 - Security Monitoring Unmanned Gates	47,700	46,080	1,620	3.5%
454000 - Cell Tower Lease	85,650	83,248	2,402	2.9%
461000 - Interest	20,000	17,989	2,011	11.2%
464000 - Speeding Violations	4,000	5,000	(1,000)	-20.0%
468000 - Modification Submittal Fee	72,000	84,000	(12,000)	-14.3%
Total Other Income	412,190	491,443	(79,253)	-16.1%
<b>Income</b>	<b>12,027,375</b>	<b>11,711,395</b>	<b>315,980</b>	<b>2.7%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	2,237,181	2,451,132	(213,951)	-8.7%
501000 - Capital Fund Contribution	50,000	0	50,000	0.0%
502000 - Ranch Master Operating Contingency	332,378	0	332,378	0.0%
Total Reserve	2,619,559	2,451,132	168,427	6.9%
<b>Administration</b>				
600900 - Administrative Payroll Taxes	40,640	35,256	5,384	15.3%
601000 - Administrative Payroll	803,492	440,734	362,758	82.3%
601100 - Administrative Benefits	41,828	39,360	2,468	6.3%
601200 - Administrative ER 401K Cont	7,135	9,180	(2,045)	-22.3%
601300 - Administrative Worker's Comp Ins	6,443	3,540	2,903	82.0%
601400 - Administrative PR/PEO Fees	3,342	4,596	(1,254)	-27.3%
601900 - Cost Share Fees	207,181	553,020	(345,839)	-62.5%
603000 - Legal / Professional Fees	60,000	42,300	17,700	41.8%
603500 - Audit/Tax Return	28,400	23,920	4,480	18.7%
611500 - Office Equipment Rental/Lease	420	420	0	0.0%
612000 - Office Supplies	600	600	0	0.0%
612250 - Office Supplies - Shared	4,500	4,500	0	0.0%
612500 - Kitchen Amenities	4,200	4,200	0	0.0%
613100 - Postage	2,000	730	1,270	174.0%
614000 - Printing & Stationery	7,500	7,500	0	0.0%
615000 - Dues & Subscriptions	1,025	2,445	(1,420)	-58.1%
616000 - Admin - Mileage	500	600	(100)	-16.7%
632000 - Meeting	2,350	2,350	0	0.0%

**Consolidated Ranch Association  
Budget 2026**

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
634500 - Board of Director's Meetings	7,500	4,250	3,250	76.5%
694000 - Permits/License/Taxes	70	70	0	0.0%
695900 - First Aid & Safety Supplies	2,016	2,016	0	0.0%
697000 - Bank Charges	2,000	2,000	0	0.0%
<b>Total Administration</b>	<b>1,233,142</b>	<b>1,183,587</b>	<b>49,555</b>	<b>4.2%</b>
<b>Human Resources</b>				
602900 - Human Resource Costs	9,000	3,000	6,000	200.0%
602950 - Payroll Processing/PEO Fees	3,600	3,600	0	0.0%
631000 - Travel & Related	6,000	4,000	2,000	50.0%
633000 - Admin - Professional Development	5,100	5,250	(150)	-2.9%
634000 - Employee Relations/Recognition	10,200	6,500	3,700	56.9%
695000 - Admin Uniforms	3,600	3,000	600	20.0%
733000 - Landscape - Professional Development	5,000	1,550	3,450	222.6%
833000 - Maintenance - Professional Development	2,000	1,250	750	60.0%
941900 - Community Standards - Prof Dev	10,100	5,000	5,100	102.0%
<b>Total Human Resources</b>	<b>54,600</b>	<b>33,150</b>	<b>21,450</b>	<b>64.7%</b>
<b>Information Technology</b>				
611700 - Computer Hardware & Accessories	3,000	14,000	(11,000)	-78.6%
611800 - IT Service & Support	1,200	0	1,200	0.0%
611900 - Software Subscriptions & Purchases	21,000	31,495	(10,495)	-33.3%
613000 - Telephone, Internet and Satellite	66,753	54,672	12,081	22.1%
713000 - Landscape - Telephone & Communications	11,340	10,140	1,200	11.8%
713500 - Landscape - Computers & Accessories	0	500	(500)	-100.0%
813000 - Facilities - Telephone & Communications	5,100	4,800	300	6.3%
813500 - Facilities - Computers & Accessories	0	500	(500)	-100.0%
911700 - CPGA - Computers & Accessories	2,900	3,400	(500)	-14.7%
911800 - CPGA - Telephone & Internet	17,040	12,900	4,140	32.1%
<b>Total Information Technology</b>	<b>128,333</b>	<b>132,407</b>	<b>(4,074)</b>	<b>-3.1%</b>
<b>Community Relations &amp; Communications</b>				
634100 - Community Relations & Recognition	3,500	2,500	1,000	40.0%
634200 - Communications	7,853	5,500	2,353	42.8%
696010 - Realtor Program	500	500	0	0.0%
696500 - Neighborhood Voting Member	5,200	2,000	3,200	160.0%
<b>Total Community Relations &amp; Communications</b>	<b>17,053</b>	<b>10,500</b>	<b>6,553</b>	<b>62.4%</b>
<b>Fleet</b>				
653000 - Community Standards Vehicle	5,000	3,300	1,700	51.5%
753000 - Landscape Vehicle Maintenance	24,000	45,000	(21,000)	-46.7%
753500 - Landscape - GPS Monitoring	2,808	0	2,808	0.0%
755000 - Landscape Leased Vehicles	126,000	110,000	16,000	14.5%
853000 - Facilities Vehicle Maintenance	16,000	33,000	(17,000)	-51.5%
853500 - Facilities - GPS Monitoring	1,728	0	1,728	0.0%
855000 - Facilities Leased Vehicles	86,400	64,518	21,882	33.9%
<b>Total Fleet</b>	<b>261,936</b>	<b>255,818</b>	<b>6,118</b>	<b>2.4%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	1,229,665	1,146,947	82,718	7.2%
701500 - Landscape Payroll Taxes	107,047	91,759	15,288	16.7%
701600 - Landscape Benefits	333,848	251,184	82,664	32.9%
701610 - Landscape ER 401K Cont	8,945	11,940	(2,995)	-25.1%
701620 - Landscape Worker's Comp Ins	38,907	33,540	5,367	16.0%
701630 - Landscape PR/PEO Fees	24,233	20,616	3,617	17.5%
703000 - Landscape - Monthly Mileage	0	1,000	(1,000)	-100.0%
704000 - Landscape - Office Supplies	750	900	(150)	-16.7%

**Consolidated Ranch Association  
Budget 2026**

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
705000 - Landscape - Water Cooler	2,400	2,400	0	0.0%
706000 - Landscape - Meeting & Recognition Supplies	4,000	2,853	1,147	40.2%
741000 - Contract Services - General	15,437	15,000	437	2.9%
742000 - Contract Services-Turf	164,605	160,000	4,605	2.9%
742500 - Contract Service-Waste Services	46,040	40,332	5,708	14.2%
743000 - Contract Services - Weed Spraying	53,167	46,974	6,193	13.2%
744000 - Contract Services - Arbor Care	115,799	141,639	(25,840)	-18.2%
744250 - Sissoo Tree Project	156,664	86,400	70,264	81.3%
744500 - Contract Services - Council	11,868	10,016	1,852	18.5%
751000 - Landscape Supplies-Living Materials	30,496	25,450	5,046	19.8%
751100 - Landscape Supplies-Inert Material	38,165	40,035	(1,870)	-4.7%
751200 - Landscape Supplies-Irrigation Part	43,486	35,000	8,486	24.2%
751400 - Landscape Supplies-Fertilizer	14,952	15,000	(48)	-0.3%
751500 - Landscape Supplies - Council	16,527	12,508	4,019	32.1%
754000 - Landscape Equipment Repair	12,500	9,500	3,000	31.6%
755500 - Landscape Equipment Purchase	25,000	17,500	7,500	42.9%
755750 - Landscape Small Tools & Supplies	4,000	4,000	0	0.0%
756000 - Landscape Equipment Rental	4,500	4,500	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	7,884	7,884	0	0.0%
795000 - Landscape Uniform	14,200	14,200	0	0.0%
795900 - Landscape First Aid & Safety Supplies	4,733	4,733	0	0.0%
799000 - Landscape Miscellaneous	0	1,000	(1,000)	-100.0%
<b>Total Landscape Services</b>	<b>2,529,818</b>	<b>2,254,810</b>	<b>275,008</b>	<b>12.2%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	439,264	528,629	(89,365)	-16.9%
801500 - Facilities Payroll Taxes	36,754	42,306	(5,552)	-13.1%
801600 - Facilities Benefits	108,406	135,228	(26,822)	-19.8%
801610 - Facilities ER 401K Cont	4,561	7,464	(2,903)	-38.9%
801620 - Facilities Worker's Comp Ins	13,103	15,216	(2,113)	-13.9%
801630 - Facilities PR/PEO Fees	7,671	8,808	(1,137)	-12.9%
803000 - Facilities - Monthly Mileage	0	1,020	(1,020)	-100.0%
804000 - Facilities - Office Supplies	750	1,070	(320)	-29.9%
805000 - Facilities - Water Cooler	1,200	1,800	(600)	-33.3%
806000 - Facilities - Meeting & Recognition Expense	4,000	3,850	150	3.9%
810000 - Facilities Storm Cleanup	3,600	3,450	150	4.3%
841000 - Contracted Services-General	1,500	9,654	(8,154)	-84.5%
842000 - Contract Services-Street Sweeping	62,450	59,484	2,966	5.0%
843500 - Water Features-Repair	44,460	44,160	300	0.7%
844000 - Pest Control	17,550	15,300	2,250	14.7%
845000 - Facilities Lighting	4,000	6,890	(2,890)	-41.9%
845500 - HVAC	10,350	8,100	2,250	27.8%
851000 - Parts & Supplies	28,000	30,178	(2,178)	-7.2%
851500 - Facilities Supplies - Council	6,000	4,332	1,668	38.5%
854000 - Facilities Equipment Repair	6,000	1,200	4,800	400.0%
855500 - Facilities Equipment Purchase	3,600	3,600	0	0.0%
856000 - Facilities Equipment Rental	3,400	2,610	790	30.3%
861000 - Building Maintenance - General	0	650	(650)	-100.0%
862000 - Wall/Fence/Sign-Repair	2,500	5,770	(3,270)	-56.7%
862500 - Roof Maintenance	1,200	1,200	0	0.0%
863000 - Signage	5,600	20,000	(14,400)	-72.0%
864500 - Gatehouse Repair	2,000	1,925	75	3.9%
867000 - Plumbing Repair	0	825	(825)	-100.0%
895000 - Facilities Uniform	9,000	5,110	3,890	76.1%
895900 - Facilities First Aid & Safety Supplies	4,500	3,458	1,042	30.1%
<b>Total Facilities Maintenance</b>	<b>831,419</b>	<b>973,287</b>	<b>(141,868)</b>	<b>-14.6%</b>

**Consolidated Ranch Association  
Budget 2026**

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Utilities</b>				
901000 - Water-Irrigation	629,838	533,231	96,607	18.1%
902000 - Electric	161,065	149,214	11,851	7.9%
903000 - Gas	1,105	1,140	(35)	-3.1%
<b>Total Utilities</b>	<b>792,008</b>	<b>683,585</b>	<b>108,423</b>	<b>15.9%</b>
<b>Security</b>				
911000 - Patrol Service	806,493	678,780	127,713	18.8%
911100 - Patrol Vehicles	0	59,220	(59,220)	-100.0%
911200 - Patrol Vehicles & Golf Cart Maintenance	0	58,620	(58,620)	-100.0%
911300 - CPGA Management Staff	208,584	175,740	32,844	18.7%
912000 - Gate Personnel	1,667,823	1,615,500	52,323	3.2%
913000 - Contract Gate Maintenance/Repair	116,931	117,672	(741)	-0.6%
913200 - Gate Repairs	0	7,000	(7,000)	-100.0%
913500 - Access System	26,480	21,745	4,735	21.8%
914000 - Gate Transponders	40,000	60,000	(20,000)	-33.3%
914500 - Traffic Signage	8,500	10,150	(1,650)	-16.3%
915000 - Unmanned Gate Monitoring Fee	47,700	46,080	1,620	3.5%
916000 - CPGA Supplies	7,000	4,500	2,500	55.6%
917000 - Gatehouse Supplies	4,500	4,200	300	7.1%
918000 - Gatehouse First Aid & Safety Supplies	15,799	15,799	0	0.0%
933400 - Security - Professional Development	2,600	1,000	1,600	160.0%
<b>Total Security</b>	<b>2,952,410</b>	<b>2,876,006</b>	<b>76,404</b>	<b>2.7%</b>
<b>Community Standards</b>				
941100 - Community Standards Payroll	198,514	495,331	(296,817)	-59.9%
941200 - Community Standards Payroll Taxes	16,169	39,624	(23,455)	-59.2%
941300 - Community Standards Benefits	18,048	68,604	(50,556)	-73.7%
941310 - Community Standards ER 401K Cont	1,873	9,996	(8,123)	-81.3%
941320 - Community Standards Worker's Comp Ins	1,592	3,972	(2,380)	-59.9%
941330 - Community Standards PR/PEO Fees	1,892	4,596	(2,704)	-58.8%
941400 - Community Standards - Special Projects	15,000	0	15,000	0.0%
941500 - Community Standards - Printing	0	1,000	(1,000)	-100.0%
941600 - Community Standards - Meetings & Events	1,500	500	1,000	200.0%
941700 - Community Standards - Mileage	0	100	(100)	-100.0%
941800 - Community Standards - Professional Supplies	200	0	200	0.0%
<b>Total Community Standards</b>	<b>254,788</b>	<b>623,723</b>	<b>(368,935)</b>	<b>-59.2%</b>
<b>Taxes and Interest</b>				
951000 - Property/Use Taxes	1,490	1,490	0	0.0%
<b>Total Taxes and Interest</b>	<b>1,490</b>	<b>1,490</b>	<b>0</b>	<b>0.0%</b>
<b>Insurance</b>				
961000 - Insurance- D&O	38,448	36,300	2,148	5.9%
962000 - Master Policy	130,388	90,636	39,752	43.9%
964000 - Flood	69,776	62,184	7,592	12.2%
966000 - Auto Insurance	49,197	42,780	6,417	15.0%
<b>Total Insurance</b>	<b>287,809</b>	<b>231,900</b>	<b>55,909</b>	<b>24.1%</b>
<b>Total Expenses</b>	<b>11,964,365</b>	<b>11,711,395</b>	<b>252,970</b>	<b>2.2%</b>
<b>Net Income</b>	<b>63,010</b>	<b>0</b>	<b>63,010</b>	<b>0</b>

# Ranch Association - 1630

## Budget 2026

Annual Units	34,656	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	0			
Per Unit	141.65			
2025 Assessment	141.65			
Adjustment	0.00			
Proposed 2026 Assessment	141.65			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
401000 - Master Assessment	4,635,335	4,539,110	96,225	2.1%
402000 - Builder & Developer Assessment	3,211	100,308	-97,097	-96.8%
451000 - Clubhouse Cost Share	276,262	270,312	5,950	2.2%
Total Assessments	4,914,808	4,909,730	5,078	0.1%
<b>Lot Sale Fees</b>				
471000 - Disclosure Fee	110,000	90,000	20,000	22.2%
Total Lot Sale Fees	110,000	90,000	20,000	22.2%
<b>Cost Share - Expense Reimbursement</b>				
411000 - Covenant Reimbursement	6,300	6,240	60	1.0%
Total Cost Share - Expense Reimbursement	6,300	6,240	60	1.0%
<b>Other</b>				
421000 - Delinquency Fee	3,840	1,500	2,340	156.0%
422000 - Violation Fines	4,000	6,000	-2,000	-33.3%
443000 - CFD Maintenance Reimbursement	0	52,626	-52,626	-100.0%
444000 - Gate Transponders	175,000	195,000	-20,000	-10.3%
454000 - Cell Tower Lease	85,650	83,248	2,402	2.9%
461000 - Interest	20,000	17,989	2,011	11.2%
464000 - Speeding Violations	4,000	5,000	-1,000	-20.0%
468000 - Modification Submittal Fee	72,000	84,000	-12,000	-14.3%
Total Other Income	364,490	445,363	-80,873	-18.2%
<b>Income</b>	<b>5,395,598</b>	<b>5,451,333</b>	<b>-55,735</b>	<b>-1.0%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	87,591	259,920	(172,329)	-66.3%
501000 - Capital Fund Contribution	50,000	0	50,000	0.0%
502000 - Ranch Master Operating Contingency	332,378	0	332,378	0.0%
Total Reserve	469,969	259,920	210,049	80.8%
<b>Administration</b>				
600900 - Administrative Payroll Taxes	40,640	35,256	5,384	15.3%
601000 - Administrative Payroll	803,492	440,734	362,758	82.3%
601100 - Administrative Benefits	41,828	39,360	2,468	6.3%
601200 - Administrative ER 401K Cont	7,135	9,180	(2,045)	-22.3%
601300 - Administrative Worker's Comp Ins	6,443	3,540	2,903	82.0%
601400 - Administrative PR/PEO Fees	3,342	4,596	(1,254)	-27.3%
601900 - Cost Share Fees	207,181	553,020	(345,839)	-62.5%
603000 - Legal / Professional Fees	60,000	42,300	17,700	41.8%
603500 - Audit/Tax Return	28,400	23,920	4,480	18.7%
611500 - Office Equipment Rental/Lease	420	420	0	0.0%
612000 - Office Supplies	600	600	0	0.0%
612250 - Office Supplies - Shared	4,500	4,500	0	0.0%
612500 - Kitchen Amenities	4,200	4,200	0	0.0%
613100 - Postage	2,000	730	1,270	174.0%
614000 - Printing & Stationery	7,500	7,500	0	0.0%
615000 - Dues & Subscriptions	1,025	2,445	(1,420)	-58.1%
616000 - Admin - Mileage	500	600	(100)	-16.7%
632000 - Meeting	2,350	2,350	0	0.0%

# Ranch Association - 1630

## Budget 2026

Annual Units	34,656	<i>*This amount is number of homes * 12</i>
Total Income/Expense	0	
Per Unit	141.65	
2025 Assessment	141.65	
Adjustment	0.00	
Proposed 2026 Assessment	141.65	

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
634500 - Board of Director's Meetings	7,500	4,250	3,250	76.5%
694000 - Permits/License/Taxes	70	70	0	0.0%
695900 - First Aid & Safety Supplies	2,016	2,016	0	0.0%
697000 - Bank Charges	2,000	2,000	0	0.0%
<b>Total Administration</b>	<b>1,233,142</b>	<b>1,183,587</b>	<b>49,555</b>	<b>4.2%</b>
<b>Human Resources</b>				
602900 - Human Resource Costs	9,000	3,000	6,000	200.0%
602950 - Payroll Processing/PEO Fees	3,600	3,600	0	0.0%
631000 - Travel & Related	6,000	4,000	2,000	50.0%
633000 - Admin - Professional Development	5,100	5,250	(150)	-2.9%
634000 - Employee Relations/Recognition	10,200	6,500	3,700	56.9%
695000 - Admin Uniforms	3,600	3,000	600	20.0%
733000 - Landscape - Professional Development	5,000	1,550	3,450	222.6%
833000 - Maintenance - Professional Development	2,000	1,250	750	60.0%
941900 - Community Standards - Prof Dev	10,100	5,000	5,100	102.0%
<b>Total Human Resources</b>	<b>54,600</b>	<b>33,150</b>	<b>21,450</b>	<b>64.7%</b>
<b>IT/MIS</b>				
611700 - Computer Hardware & Accessories	3,000	4,400	(1,400)	-31.8%
611800 - IT Service & Support	1,200	0	1,200	0.0%
611900 - Software Subscriptions & Purchases	21,000	31,495	(10,495)	-33.3%
613000 - Telephone, Internet and Satellite	38,700	28,980	9,720	33.5%
713000 - Landscape - Telephone & Communications	11,340	10,140	1,200	11.8%
713500 - Landscape - Computers & Accessories	0	500	(500)	-100.0%
813000 - Facilities - Telephone & Communications	5,100	4,800	300	6.3%
813500 - Facilities - Computers & Accessories	0	500	(500)	-100.0%
911700 - CPGA - Computers & Accessories	1,900	1,000	900	90.0%
911800 - CPGA - Telephone & Internet	10,260	8,640	1,620	18.8%
<b>Total IT/MIS</b>	<b>92,500</b>	<b>90,455</b>	<b>2,045</b>	<b>2.3%</b>
<b>Community Relations &amp; Communications</b>				
634100 - Community Relations & Recognition	3,500	2,500	1,000	40.0%
634200 - Communications	7,853	5,500	2,353	42.8%
696010 - Realtor Program	500	500	0	0.0%
696500 - Neighborhood Voting Member	5,200	2,000	3,200	160.0%
<b>Total Community Relations &amp; Communications</b>	<b>17,053</b>	<b>10,500</b>	<b>6,553</b>	<b>62.4%</b>
<b>Fleet</b>				
653000 - Community Standards Vehicle	5,000	3,300	1,700	51.5%
753000 - Landscape Vehicle Maintenance	24,000	45,000	(21,000)	-46.7%
753250 - Landscape Vehicle Tools & Equipment	0	0	0	0.0%
753500 - Landscape - GPS Monitoring	2,808	0	2,808	0.0%
755000 - Landscape Leased Vehicles	126,000	110,000	16,000	14.5%
853000 - Facilities Vehicle Maintenance	16,000	33,000	(17,000)	-51.5%
853500 - Facilities - GPS Monitoring	1,728	0	1,728	0.0%
855000 - Facilities Leased Vehicles	86,400	64,518	21,882	33.9%
<b>Total Fleet</b>	<b>261,936</b>	<b>255,818</b>	<b>6,118</b>	<b>2.4%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	634,022	633,666	356	0.1%
701500 - Landscape Payroll Taxes	54,797	50,692	4,105	8.1%
701600 - Landscape Benefits	165,444	130,032	35,412	27.2%
701610 - Landscape ER 401K Cont	4,178	6,600	(2,422)	-36.7%
701620 - Landscape Worker's Comp Ins	19,759	17,004	2,755	16.2%
701630 - Landscape PR/PEO Fees	11,764	10,752	1,012	9.4%
703000 - Landscape - Monthly Mileage	0	1,000	(1,000)	-100.0%

# Ranch Association - 1630

## Budget 2026

Annual Units	34,656	<i>*This amount is number of homes * 12</i>
Total Income/Expense	0	
Per Unit	141.65	
2025 Assessment	141.65	
Adjustment	0.00	
Proposed 2026 Assessment	141.65	

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
704000 - Landscape - Office Supplies	750	900	(150)	-16.7%
705000 - Landscape - Water Cooler	2,400	2,400	0	0.0%
706000 - Landscape - Meeting & Recognition Supplies	4,000	2,853	1,147	40.2%
741000 - Contract Services - General	4,447	4,447	0	0.0%
742500 - Contract Service-Waste Services	46,040	40,332	5,708	14.2%
743000 - Contract Services - Weed Spraying	8,500	0	8,500	0.0%
744000 - Contract Services - Arbor Care	9,000	7,615	1,385	18.2%
744500 - Contract Services - Council	11,868	10,016	1,852	18.5%
751000 - Landscape Supplies-Living Materials	3,835	3,835	0	0.0%
751100 - Landscape Supplies-Inert Material	3,700	5,400	(1,700)	-31.5%
751200 - Landscape Supplies-Irrigation Part	18,176	18,176	0	0.0%
751400 - Landscape Supplies-Fertilizer	100	0	100	0.0%
751500 - Landscape Supplies - Council	16,527	12,508	4,019	32.1%
754000 - Landscape Equipment Repair	12,500	9,500	3,000	31.6%
755500 - Landscape Equipment Purchase	25,000	17,500	7,500	42.9%
755750 - Landscape Small Tools & Supplies	4,000	4,000	0	0.0%
756000 - Landscape Equipment Rental	4,500	4,500	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	1,692	1,692	0	0.0%
795000 - Landscape Uniform	14,200	14,200	0	0.0%
795900 - Landscape First Aid & Safety Supplies	4,733	4,733	0	0.0%
799000 - Landscape Miscellaneous	0	1,000	(1,000)	-100.0%
<b>Total Landscape Services</b>	<b>1,085,932</b>	<b>1,015,353</b>	<b>70,579</b>	<b>7.0%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	262,017	343,813	(81,796)	-23.8%
801500 - Facilities Payroll Taxes	21,755	27,506	(5,751)	-20.9%
801600 - Facilities Benefits	59,537	84,036	(24,499)	-29.2%
801610 - Facilities ER 401K Cont	3,185	5,844	(2,659)	-45.5%
801620 - Facilities Worker's Comp Ins	7,615	9,276	(1,661)	-17.9%
801630 - Facilities PR/PEO Fees	4,044	5,220	(1,176)	-22.5%
802000 - Facilities - Office Rent	0	0	0	0.0%
803000 - Facilities - Monthly Mileage	0	1,020	(1,020)	-100.0%
804000 - Facilities - Office Supplies	750	1,070	(320)	-29.9%
805000 - Facilities - Water Cooler	1,200	1,800	(600)	-33.3%
806000 - Facilities - Meeting & Recognition Expense	4,000	3,850	150	3.9%
810000 - Facilities Storm Cleanup	3,600	3,450	150	4.3%
841000 - Contracted Services-General	1,500	1,516	(16)	-1.1%
844000 - Pest Control	2,400	2,400	0	0.0%
845000 - Facilities Lighting	4,000	1,355	2,645	195.2%
851000 - Parts & Supplies	28,000	17,850	10,150	56.9%
851500 - Facilities Supplies - Council	6,000	4,332	1,668	38.5%
854000 - Facilities Equipment Repair	6,000	1,200	4,800	400.0%
855500 - Facilities Equipment Purchase	3,600	3,600	0	0.0%
856000 - Facilities Equipment Rental	3,400	2,610	790	30.3%
862000 - Wall/Fence/Sign-Repair	2,500	913	1,587	173.8%
863000 - Signage	5,600	5,411	189	3.5%
895000 - Facilities Uniform	9,000	5,110	3,890	76.1%
895900 - Facilities First Aid & Safety Supplies	4,500	3,458	1,042	30.1%
<b>Total Facilities Maintenance</b>	<b>444,203</b>	<b>536,640</b>	<b>(92,437)</b>	<b>-17.2%</b>
<b>Utilities</b>				
901000 - Water-Irrigation	76,207	56,628	19,579	34.6%
902000 - Electric	38,250	36,403	1,847	5.1%
<b>Total Utilities</b>	<b>114,457</b>	<b>93,031</b>	<b>21,426</b>	<b>23.0%</b>
<b>Security</b>				
911000 - Patrol Service	806,493	678,780	127,713	18.8%

# Ranch Association - 1630

## Budget 2026

Annual Units	34,656	<i>*This amount is number of homes * 12</i>
Total Income/Expense	0	
Per Unit	141.65	
2025 Assessment	141.65	
Adjustment	0.00	
Proposed 2026 Assessment	141.65	

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
911100 - Patrol Vehicles	0	59,220	(59,220)	-100.0%
911200 - Patrol Vehicles & Golf Cart Maintenance	0	58,620	(58,620)	-100.0%
911300 - CPGA Management Staff	208,584	175,740	32,844	18.7%
912000 - Gate Personnel	100,487	165,600	(65,113)	-39.3%
913500 - Access System	11,628	9,420	2,208	23.4%
914000 - Gate Transponders	40,000	60,000	(20,000)	-33.3%
914500 - Traffic Signage	8,500	7,718	782	10.1%
916000 - CPGA Supplies	7,000	4,500	2,500	55.6%
917000 - Gatehouse Supplies	0	840	(840)	-100.0%
918000 - Gatehouse First Aid & Safety Supplies	4,608	4,608	0	0.0%
933400 - Security - Professional Development	2,600	1,000	1,600	160.0%
<b>Total Security</b>	<b>1,189,900</b>	<b>1,226,046</b>	<b>(36,146)</b>	<b>-2.9%</b>
<b>Community Standards</b>	<b>254,788</b>	<b>623,723</b>	<b>(368,935)</b>	<b>-59.2%</b>
941100 - Community Standards Payroll	198,514	495,331	(296,817)	-59.9%
941200 - Community Standards Payroll Taxes	16,169	39,624	(23,455)	-59.2%
941300 - Community Standards Benefits	18,048	68,604	(50,556)	-73.7%
941310 - Community Standards ER 401K Cont	1,873	9,996	(8,123)	-81.3%
941320 - Community Standards Worker's Comp Ins	1,592	3,972	(2,380)	-59.9%
941330 - Community Standards PR/PEO Fees	1,892	4,596	(2,704)	-58.8%
941400 - Community Standards - Special Projects	15,000	0	15,000	0.0%
941500 - Community Standards - Printing	0	1,000	(1,000)	-100.0%
941600 - Community Standards - Meetings & Events	1,500	500	1,000	200.0%
941700 - Community Standards - Mileage	0	100	(100)	-100.0%
941800 - Community Standards - Professional Supplies	200	0	200	0.0%
<b>Total Community Standards</b>	<b>254,788</b>	<b>623,723</b>	<b>(368,935)</b>	<b>-59.2%</b>
<b>Taxes and Interest</b>				
951000 - Property/Use Taxes	1,490	1,490	0	0.0%
<b>Total Taxes and Interest</b>	<b>1,490</b>	<b>1,490</b>	<b>0</b>	<b>0.0%</b>
<b>Insurance</b>				
961000 - Insurance- D&O	38,448	36,300	2,148	5.9%
962000 - Master Policy	72,673	42,540	30,133	70.8%
966000 - Auto Insurance	49,197	42,780	6,417	15.0%
<b>Total Insurance</b>	<b>160,318</b>	<b>121,620</b>	<b>38,698</b>	<b>31.8%</b>
<b>Total Expenses</b>	<b>5,380,288</b>	<b>5,451,333</b>	<b>(71,045)</b>	<b>-1.3%</b>
<b>Net Income (Excess Revenue/Expense)</b>	<b>15,310</b>	<b>0</b>	<b>15,310</b>	<b>0.0%</b>



## Desert Haciendas - 1631

### Budget 2026

Annual Units	1,044	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	188,686			
Total Income/Expense Per Unit	180.73			
2025 Assessment	196.90			
Adjustment	(16.17)			
Proposed 2026 Assessment	180.73			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	188,686	205,541	(16,855)	-8.2%
<b>Total Income</b>	<b>188,686</b>	<b>205,541</b>	<b>(16,855)</b>	<b>-8.2%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	75,000	104,400	(29,400)	-28.2%
<b>Total Reserve</b>	<b>75,000</b>	<b>104,400</b>	<b>(29,400)</b>	<b>-28.2%</b>
<b>IT/MIS</b>				
613000 - Telephone, Internet and Satellite	1,620	1,620	0	0.0%
<b>Total IT/MIS</b>	<b>1,620</b>	<b>1,620</b>	<b>0</b>	<b>0.0%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	20,191	17,317	2,874	16.6%
701500 - Landscape Payroll Taxes	1,765	1,387	378	27.3%
701600 - Landscape Benefits	5,687	4,092	1,595	39.0%
701610 - Landscape ER 401K Cont	161	180	(19)	-10.6%
701620 - Landscape Worker's Comp Ins	647	552	95	17.2%
701630 - Landscape PR/PEO Fees	421	336	85	25.3%
741000 - Contract Services - General	664	664	0	0.0%
742000 - Contract Services-Turf	5,529	5,747	(218)	-3.8%
743000 - Contract Services - Weed Spraying	1,545	1,550	(5)	-0.3%
744000 - Contract Services - Arbor Care	11,999	11,999	0	0.0%
751000 - Landscape Supplies-Living Materials	1,765	1,765	0	0.0%
751100 - Landscape Supplies-Inert Material	1,380	1,380	0	0.0%
751200 - Landscape Supplies-Irrigation Part	1,008	1,008	0	0.0%
751400 - Landscape Supplies-Fertilizer	516	516	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	252	252	0	0.0%
<b>Total Landscape Services</b>	<b>53,530</b>	<b>48,745</b>	<b>4,785</b>	<b>7.0%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	8,911	7,650	1,261	16.5%
801500 - Facilities Payroll Taxes	764	612	152	24.8%
801600 - Facilities Benefits	2,494	2,124	370	17.4%
801610 - Facilities ER 401K Cont	70	72	(2)	-2.8%
801620 - Facilities Worker's Comp Ins	280	252	28	11.1%
801630 - Facilities PR/PEO Fees	184	144	40	27.8%
841000 - Contracted Services-General	-	384	0	0.0%
842000 - Contract Services-Street Sweeping	1,752	1,668	84	5.0%
844000 - Pest Control	2,650	400	2,250	562.5%
845000 - Facilities Lighting	-	169	0	0.0%
851000 - Parts & Supplies	-	564	0	0.0%
862000 - Wall/Fence/Sign-Repair	-	365	0	0.0%
863000 - Signage	-	564	0	0.0%
<b>Total Facilities Maintenance</b>	<b>17,105</b>	<b>14,968</b>	<b>2,137</b>	<b>14.3%</b>
<b>Utilities</b>				

## Desert Haciendas - 1631

### Budget 2026

Annual Units	1,044	<i>*This amount is number of homes * 12</i>
Total Income/Expense	188,686	
Total Income/Expense Per Unit	180.73	
2025 Assessment	196.90	
Adjustment	(16.17)	
Proposed 2026 Assessment	180.73	

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
901000 - Water-Irrigation	25,595	20,303	5,292	26.1%
902000 - Electric	5,521	4,968	553	11.1%
Total Utilities	31,116	25,271	5,845	23.1%
<b>Security</b>				
913000 - Contract Gate Maintenance/Repair	5,376	5,412	(36)	-0.7%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	964	785	179	22.8%
915000 - Unmanned Gate Monitoring Fee	3,975	3,840	135	3.5%
Total Security	10,315	10,537	(222)	-2.1%
<b>Total Expenses</b>	<b>188,686</b>	<b>205,541</b>	<b>(16,855)</b>	<b>-8.2%</b>
<b>Net Income (Excess Revenue/Expense)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>

## Terrace Homes West - 1632

### Budget 2026

Annual Units	888	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	148,036			
Per Unit	166.71			
2025 Assessment	158.35			
Adjustment	8.36			
Proposed 2026 Assessment	166.71			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	148,036	140,630	7,406	5.3%
<b>Total Income</b>	<b>148,036</b>	<b>140,630</b>	<b>7,406</b>	<b>5.3%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	66,600	62,160	4,440	7.1%
<b>Total Reserve</b>	<b>66,600</b>	<b>62,160</b>	<b>4,440</b>	<b>7.1%</b>
<b>IT/MIS</b>				
613000 - Telephone, Internet and Satellite	1,620	1,620	0	0.0%
<b>Total IT/MIS</b>	<b>1,620</b>	<b>1,620</b>	<b>0</b>	<b>0.0%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	17,885	13,894	3,991	28.7%
701500 - Landscape Payroll Taxes	1,569	1,112	457	41.1%
701600 - Landscape Benefits	5,056	3,276	1,780	54.3%
701610 - Landscape ER 401K Cont	143	144	(1)	-0.7%
701620 - Landscape Worker's Comp Ins	575	444	131	29.5%
701630 - Landscape PR/PEO Fees	374	264	110	41.7%
741000 - Contract Services - General	498	498	0	0.0%
742000 - Contract Services-Turf	6,767	7,112	(345)	-4.9%
743000 - Contract Services - Weed Spraying	1,182	1,184	(2)	-0.2%
744000 - Contract Services - Arbor Care	3,000	6,225	(3,225)	-51.8%
751000 - Landscape Supplies-Living Materials	630	756	(126)	-16.7%
751100 - Landscape Supplies-Inert Material	1,525	1,525	0	0.0%
751200 - Landscape Supplies-Irrigation Part	800	660	140	21.2%
751400 - Landscape Supplies-Fertilizer	501	501	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	120	120	0	0.0%
<b>Total Landscape Services</b>	<b>40,625</b>	<b>37,715</b>	<b>2,910</b>	<b>7.7%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	8,234	8,249	(15)	-0.2%
801500 - Facilities Payroll Taxes	707	661	46	7.0%
801600 - Facilities Benefits	2,304	2,280	24	1.1%
801610 - Facilities ER 401K Cont	64	72	(8)	-11.1%
801620 - Facilities Worker's Comp Ins	259	264	(5)	-1.9%
801630 - Facilities PR/PEO Fees	171	156	15	9.6%
841000 - Contracted Services-General	-	384	0	0.0%
842000 - Contract Services-Street Sweeping	1,248	1,188	60	5.1%
844000 - Pest Control	400	400	0	0.0%
845000 - Facilities Lighting	-	169	0	0.0%
851000 - Parts & Supplies	-	564	0	0.0%
862000 - Wall/Fence/Sign-Repair	-	219	0	0.0%
863000 - Signage	-	564	0	0.0%
<b>Total Landscape Services</b>	<b>13,387</b>	<b>15,170</b>	<b>(1,783)</b>	<b>-11.8%</b>

## Terrace Homes West - 1632

### Budget 2026

Annual Units	888	<i>*This amount is number of homes * 12</i>
Total Income/Expense	148,036	
Per Unit	166.71	
2025 Assessment	158.35	
Adjustment	8.36	
Proposed 2026 Assessment	166.71	

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Utilities</b>				
901000 - Water-Irrigation	12,908	10,993	1,915	17.4%
902000 - Electric	2,079	1,898	181	9.5%
903000 - Gas	502	537	(35)	-6.5%
Total Utilities	15,489	13,428	2,061	15.3%
<b>Security</b>				
913000 - Contract Gate Maintenance/Repair	5,376	5,412	(36)	-0.7%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	964	785	179	22.8%
915000 - Unmanned Gate Monitoring Fee	3,975	3,840	135	3.5%
Total Security	10,315	10,537	(222)	-2.1%
<b>Expenses</b>				
	148,036	140,630	7,406	5.3%
<b>Net Income (Excess Revenue/Expense)</b>				
	0	0	0	0.0%

Park & Manor - 1633 Budget 2026				
Annual Units	1,980	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	300,818			
Per Unit	151.93			
2025 Assessment	138.60			
Adjustment	13.33			
Proposed 2026 Assessment	151.93			
Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	300,818	274,464	26,354	9.6%
<b>Total Income</b>	<b>300,818</b>	<b>274,464</b>	<b>26,354</b>	<b>9.6%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	168,700	128,700	40,000	31.1%
<b>Total Reserve</b>	<b>168,700</b>	<b>128,700</b>	<b>40,000</b>	<b>31.1%</b>
<b>IT/MIS</b>				
613000 - Telephone, Internet and Satellite	1,680	1,680	0	0.0%
<b>Total IT/MIS</b>	<b>1,680</b>	<b>1,680</b>	<b>0</b>	<b>0.0%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	31,284	26,126	5,158	19.7%
701500 - Landscape Payroll Taxes	2,743	2,087	656	31.4%
701600 - Landscape Benefits	8,846	6,168	2,678	43.4%
701610 - Landscape ER 401K Cont	250	276	(26)	-9.4%
701620 - Landscape Worker's Comp Ins	1,006	840	166	19.8%
701630 - Landscape PR/PEO Fees	655	504	151	30.0%
741000 - Contract Services - General	630	630	0	0.0%
742000 - Contract Services-Turf	9,374	8,966	408	4.6%
743000 - Contract Services - Weed Spraying	2,781	2,782	(1)	0.0%
744000 - Contract Services - Arbor Care	3,000	28,000	(25,000)	-89.3%
751000 - Landscape Supplies-Living Materials	2,720	2,017	703	34.9%
751100 - Landscape Supplies-Inert Material	1,740	1,740	0	0.0%
751200 - Landscape Supplies-Irrigation Part	3,500	804	2,696	335.3%
751400 - Landscape Supplies-Fertilizer	593	593	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	252	252	0	0.0%
<b>Total Landscape Services</b>	<b>69,374</b>	<b>81,785</b>	<b>(12,411)</b>	<b>-15.2%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	11,305	13,216	(1,911)	-14.5%
801500 - Facilities Payroll Taxes	963	1,060	(97)	-9.2%
801600 - Facilities Benefits	3,133	3,660	(527)	-14.4%
801610 - Facilities ER 401K Cont	88	120	(32)	-26.7%
801620 - Facilities Worker's Comp Ins	352	420	(68)	-16.2%
801630 - Facilities PR/PEO Fees	232	252	(20)	-7.9%
841000 - Contracted Services-General	0	384	(384)	-100.0%
842000 - Contract Services-Street Sweeping	2,196	2,088	108	5.2%
844000 - Pest Control	400	400	0	0.0%
845000 - Facilities Lighting	0	226	(226)	-100.0%
851000 - Parts & Supplies	0	564	(564)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	365	(365)	-100.0%
863000 - Signage	0	940	(940)	-100.0%
<b>Total Facilities Maintenance</b>	<b>18,669</b>	<b>23,695</b>	<b>(5,026)</b>	<b>-21.2%</b>

# Park & Manor - 1633

## Budget 2026

Annual Units	1,980	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	300,818			
Per Unit	151.93			
2025 Assessment	138.60			
Adjustment	13.33			
Proposed 2026 Assessment	151.93			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Utilities</b>				
901000 - Water-Irrigation	28,705	25,000	3,705	14.8%
902000 - Electric	3,350	3,042	308	10.1%
Total Utilities	32,055	28,042	4,013	14.3%
<b>Security</b>				
913000 - Contract Gate Maintenance/Repair	5,376	5,412	(36)	-0.7%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	989	810	179	22.1%
915000 - Unmanned Gate Monitoring Fee	3,975	3,840	135	3.5%
Total Security	10,340	10,562	(222)	-2.1%
<b>Total Expenses</b>	<b>300,818</b>	<b>274,464</b>	<b>26,354</b>	<b>9.6%</b>
<b>Net Income (Excess Revenue/Expense)</b>				
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>

The Estates - 1635 Budget 2026				
Annual Units	1,332	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	151,458			
Per Unit	113.71			
2025 Assessment	111.60			
Adjustment	2.11			
Proposed 2026 Assessment	113.71			
Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	151,458	148,683	2,775	1.9%
<b>Total Income</b>	<b>151,458</b>	<b>148,683</b>	<b>2,775</b>	<b>1.9%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	68,500	66,600	1,900	2.9%
<b>Total Reserve</b>	<b>68,500</b>	<b>66,600</b>	<b>1,900</b>	<b>2.9%</b>
<b>IT/MIS</b>				
613000 - Telephone, Internet and Satellite	1,620	1,620	0	0.0%
<b>Total IT/MIS</b>	<b>1,620</b>	<b>1,620</b>	<b>0</b>	<b>0.0%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	14,526	14,781	(255)	-1.7%
701500 - Landscape Payroll Taxes	1,273	1,186	87	7.3%
701600 - Landscape Benefits	4,108	3,492	616	17.6%
701610 - Landscape ER 401K Cont	116	156	(40)	-25.6%
701620 - Landscape Worker's Comp Ins	467	480	(13)	-2.7%
701630 - Landscape PR/PEO Fees	304	288	16	5.6%
741000 - Contract Services - General	456	456	0	0.0%
742000 - Contract Services-Turf	5,769	5,318	451	8.5%
743000 - Contract Services - Weed Spraying	1,493	1,494	(1)	-0.1%
744000 - Contract Services - Arbor Care	3,600	3,575	25	0.7%
751000 - Landscape Supplies-Living Materials	908	908	0	0.0%
751100 - Landscape Supplies-Inert Material	985	985	0	0.0%
751200 - Landscape Supplies-Irrigation Part	1,000	612	388	63.4%
751400 - Landscape Supplies-Fertilizer	487	487	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	120	120	0	0.0%
<b>Total Landscape Services</b>	<b>35,612</b>	<b>34,338</b>	<b>1,274</b>	<b>3.7%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	10,784	11,669	(885)	-7.6%
801500 - Facilities Payroll Taxes	934	936	(2)	-0.2%
801600 - Facilities Benefits	3,040	3,228	(188)	-5.8%
801610 - Facilities ER 401K Cont	85	108	(23)	-21.3%
801620 - Facilities Worker's Comp Ins	342	372	(30)	-8.1%
801630 - Facilities PR/PEO Fees	225	228	(3)	-1.3%
841000 - Contracted Services-General	0	384	(384)	-100.0%
842000 - Contract Services-Street Sweeping	1,824	1,740	84	4.8%
844000 - Pest Control	400	400	0	0.0%
845000 - Facilities Lighting	0	169	(169)	-100.0%
851000 - Parts & Supplies	0	564	(564)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	438	(438)	-100.0%
863000 - Signage	0	752	(752)	-100.0%
<b>Total Facilities Maintenance</b>	<b>17,634</b>	<b>20,988</b>	<b>(3,354)</b>	<b>-16.0%</b>

## The Estates - 1635

### Budget 2026

Annual Units	1,332	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	151,458			
Per Unit	113.71			
2025 Assessment	111.60			
Adjustment	2.11			
Proposed 2026 Assessment	113.71			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Utilities</b>				
901000 - Water-Irrigation	16,069	13,045	3,024	23.2%
902000 - Electric	1,708	1,555	153	9.8%
Total Utilities	17,777	14,600	3,177	21.8%
<b>Security</b>				
913000 - Contract Gate Maintenance/Repair	5,376	5,412	(36)	-0.7%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	964	785	179	22.8%
915000 - Unmanned Gate Monitoring Fee	3,975	3,840	135	3.5%
Total Security	10,315	10,537	(222)	-2.1%
<b>Total Expenses</b>	<b>151,458</b>	<b>148,683</b>	<b>2,775</b>	<b>1.9%</b>
<b>Net Income (Excess Revenue/Expense)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>



Terrace Homes East -1636 Budget 2026				
Annual Units	924	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	148,545			
Per Unit	160.76			
2025 Assessment	149.30			
Adjustment	11.46			
Proposed 2026 Assessment	160.76			
Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	148,545	137,948	10,597	7.7%
<b>Total Income</b>	<b>148,545</b>	<b>137,948</b>	<b>10,597</b>	<b>7.7%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	55,540	50,820	4,720	9.3%
<b>Total Reserve</b>	<b>55,540</b>	<b>50,820</b>	<b>4,720</b>	<b>9.3%</b>
<b>IT/MIS</b>				
613000 - Telephone, Internet and Satellite	1,620	1,620	0	0.0%
<b>Total IT/MIS</b>	<b>1,620</b>	<b>1,620</b>	<b>0</b>	<b>0.0%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	20,117	17,904	2,213	12.4%
701500 - Landscape Payroll Taxes	1,765	1,436	329	22.9%
701600 - Landscape Benefits	5,687	4,224	1,463	34.6%
701610 - Landscape ER 401K Cont	161	180	(19)	-10.6%
701620 - Landscape Worker's Comp Ins	647	576	71	12.3%
701630 - Landscape PR/PEO Fees	421	348	73	21.0%
741000 - Contract Services - General	448	448	0	0.0%
742000 - Contract Services-Turf	5,670	5,039	631	12.5%
743000 - Contract Services - Weed Spraying	1,182	1,184	(2)	-0.2%
744000 - Contract Services - Arbor Care	3,000	4,008	(1,008)	-25.1%
751000 - Landscape Supplies-Living Materials	858	858	0	0.0%
751100 - Landscape Supplies-Inert Material	1,030	1,030	0	0.0%
751200 - Landscape Supplies-Irrigation Part	612	612	0	0.0%
751400 - Landscape Supplies-Fertilizer	478	478	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	120	120	0	0.0%
<b>Total Landscape Services</b>	<b>42,196</b>	<b>38,445</b>	<b>3,751</b>	<b>9.8%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	10,521	10,384	137	1.3%
801500 - Facilities Payroll Taxes	905	836	69	8.3%
801600 - Facilities Benefits	2,951	2,880	71	2.5%
801610 - Facilities ER 401K Cont	83	96	(13)	-13.5%
801620 - Facilities Worker's Comp Ins	331	336	(5)	-1.5%
801630 - Facilities PR/PEO Fees	218	204	14	6.9%
841000 - Contracted Services-General	0	384	(384)	-100.0%
842000 - Contract Services-Street Sweeping	1,392	1,320	72	5.5%
843500 - Water Features-Repair	360	360	0	0.0%
844000 - Pest Control	400	400	0	0.0%
845000 - Facilities Lighting	0	169	(169)	-100.0%
851000 - Parts & Supplies	0	846	(846)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	219	(219)	-100.0%
863000 - Signage	0	564	(564)	-100.0%
<b>Total Facilities Maintenance</b>	<b>17,161</b>	<b>18,998</b>	<b>(1,837)</b>	<b>-9.7%</b>

Terrace Homes East -1636				
Budget 2026				
Annual Units	924	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	148,545			
Per Unit	160.76			
2025 Assessment	149.30			
Adjustment	11.46			
Proposed 2026 Assessment	160.76			
Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Utilities</b>				
901000 - Water-Irrigation	19,749	15,683	4,066	25.9%
902000 - Electric	1,361	1,242	119	9.6%
903000 - Gas	603	603	0	0.0%
Total Utilities	21,713	17,528	4,185	23.9%
<b>Security</b>				
913000 - Contract Gate Maintenance/Repair	5,376	5,412	(36)	-0.7%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	964	785	179	22.8%
915000 - Unmanned Gate Monitoring Fee	3,975	3,840	135	3.5%
Total Security	10,315	10,537	(222)	-2.1%
<b>Total Expenses</b>	<b>148,545</b>	<b>137,948</b>	<b>10,597</b>	<b>7.7%</b>
<b>Net Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>

## Rosewood - 1637

### Budget 2026

Annual Units	408	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	67,764			
Total Income/Expense Per Unit	166.09			
2025 Assessment	176.45			
Adjustment	(10.36)			
Proposed 2026 Assessment	166.09			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	67,764	71,984	(4,220)	-5.9%
<b>Total Income</b>	<b>67,764</b>	<b>71,984</b>	<b>(4,220)</b>	<b>-5.9%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	25,750	31,824	(6,074)	-19.1%
<b>Total Reserve</b>	<b>25,750</b>	<b>31,824</b>	<b>(6,074)</b>	<b>-19.1%</b>
<b>IT/MIS</b>				
613000 - Telephone, Internet and Satellite	1,620	1,620	0	0.0%
<b>Total IT/MIS</b>	<b>1,620</b>	<b>1,620</b>	<b>0</b>	<b>0.0%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	8,941	7,709	1,232	16.0%
701500 - Landscape Payroll Taxes	786	613	173	28.2%
701600 - Landscape Benefits	2,533	1,824	709	38.9%
701610 - Landscape ER 401K Cont	72	84	(12)	-14.3%
701620 - Landscape Worker's Comp Ins	287	252	35	13.9%
701630 - Landscape PR/PEO Fees	187	144	43	29.9%
741000 - Contract Services - General	407	407	0	0.0%
742000 - Contract Services-Turf	2,096	1,973	123	6.2%
743000 - Contract Services - Weed Spraying	1,096	1,100	(4)	-0.4%
744000 - Contract Services - Arbor Care	1,000	1,070	(70)	-6.5%
751000 - Landscape Supplies-Living Materials	329	329	0	0.0%
751100 - Landscape Supplies-Inert Material	270	270	0	0.0%
751200 - Landscape Supplies-Irrigation Part	408	408	0	0.0%
751400 - Landscape Supplies-Fertilizer	427	427	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	120	120	0	0.0%
<b>Total Landscape Services</b>	<b>18,959</b>	<b>16,730</b>	<b>2,229</b>	<b>13.3%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	2,013	2,059	(46)	-2.2%
801500 - Facilities Payroll Taxes	171	163	8	4.9%
801600 - Facilities Benefits	553	564	(11)	-2.0%
801610 - Facilities ER 401K Cont	15	12	3	25.0%
801620 - Facilities Worker's Comp Ins	62	72	(10)	-13.9%
801630 - Facilities PR/PEO Fees	41	36	5	13.9%
841000 - Contracted Services-General	0	165	(165)	-100.0%
842000 - Contract Services-Street Sweeping	731	696	35	5.0%
844000 - Pest Control	250	250	0	0.0%
845000 - Facilities Lighting	0	113	(113)	-100.0%
851000 - Parts & Supplies	0	507	(507)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	256	(256)	-100.0%
863000 - Signage	0	188	(188)	-100.0%
<b>Total Facilities Maintenance</b>	<b>3,836</b>	<b>5,081</b>	<b>(1,245)</b>	<b>-24.5%</b>

**Rosewood - 1637****Budget 2026**

Annual Units	408	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	67,764			
Total Income/Expense Per Unit	166.09			
2025 Assessment	176.45			
Adjustment	(10.36)			
Proposed 2026 Assessment	166.09			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Utilities</b>				
901000 - Water-Irrigation	5,578	4,641	937	20.2%
902000 - Electric	1,740	1,581	159	10.1%
Total Utilities	7,318	6,222	1,096	17.6%
<b>Security</b>				
913000 - Contract Gate Maintenance/Repair	5,376	5,412	(36)	-0.7%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	930	755	175	23.2%
915000 - Unmanned Gate Monitoring Fee	3,975	3,840	135	3.5%
Total Security	10,281	10,507	(226)	-2.2%
<b>Total Expenses</b>	<b>67,764</b>	<b>71,984</b>	<b>(4,220)</b>	<b>-5.9%</b>
<b>Net Income (Excess Revenue/Expense)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>

## Camelot -1639

### Budget 2026

Annual Units	1,992	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	259,693			
Total Income/Expense Per Unit	130.37			
2025 Assessment	133.10			
Adjustment	(2.73)			
Proposed 2026 Assessment	130.37			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	259,693	265,124	(5,431)	-2.0%
<b>Total Income</b>	<b>259,693</b>	<b>265,124</b>	<b>(5,431)</b>	<b>-2.0%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	92,350	109,560	(17,210)	-15.7%
<b>Total Reserve</b>	<b>92,350</b>	<b>109,560</b>	<b>(17,210)</b>	<b>-15.7%</b>
<b>IT/MIS</b>				
613000 - Telephone, Internet and Satellite	6,000	4,860	1,140	23.5%
<b>Total IT/MIS</b>	<b>6,000</b>	<b>4,860</b>	<b>1,140</b>	<b>23.5%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	31,284	27,975	3,309	11.8%
701500 - Landscape Payroll Taxes	2,743	2,237	506	22.6%
701600 - Landscape Benefits	8,846	6,600	2,246	34.0%
701610 - Landscape ER 401K Cont	250	288	(38)	-13.2%
701620 - Landscape Worker's Comp Ins	1,006	900	106	11.8%
701630 - Landscape PR/PEO Fees	655	540	115	21.3%
741000 - Contract Services - General	633	633	0	0.0%
742000 - Contract Services-Turf	12,954	12,947	7	0.1%
743000 - Contract Services - Weed Spraying	3,183	3,194	(11)	-0.3%
744000 - Contract Services - Arbor Care	5,500	5,495	5	0.1%
751000 - Landscape Supplies-Living Materials	1,008	1,008	0	0.0%
751100 - Landscape Supplies-Inert Material	1,600	1,600	0	0.0%
751200 - Landscape Supplies-Irrigation Part	1,800	1,008	792	78.6%
751400 - Landscape Supplies-Fertilizer	737	737	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	480	480	0	0.0%
<b>Total Landscape Services</b>	<b>72,679</b>	<b>65,642</b>	<b>7,037</b>	<b>10.7%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	5,195	4,380	815	18.6%
801500 - Facilities Payroll Taxes	424	350	74	21.1%
801600 - Facilities Benefits	1,384	1,212	172	14.2%
801610 - Facilities ER 401K Cont	39	36	3	8.3%
801620 - Facilities Worker's Comp Ins	155	144	11	7.6%
801630 - Facilities PR/PEO Fees	102	84	18	21.4%
841000 - Contracted Services-General	0	384	(384)	-100.0%
842000 - Contract Services-Street Sweeping	2,608	2,484	124	5.0%
844000 - Pest Control	1,050	1,050	0	0.0%
845000 - Facilities Lighting	0	226	(226)	-100.0%
851000 - Parts & Supplies	0	846	(846)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	219	(219)	-100.0%
863000 - Signage	0	1,128	(1,128)	-100.0%
<b>Total Facilities Maintenance</b>	<b>10,957</b>	<b>12,543</b>	<b>(1,586)</b>	<b>-12.6%</b>

# Camelot -1639

## Budget 2026

Annual Units	1,992	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	259,693			
Total Income/Expense Per Unit	130.37			
2025 Assessment	133.10			
Adjustment	(2.73)			
Proposed 2026 Assessment	130.37			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Utilities</b>				
901000 - Water-Irrigation	42,164	37,430	4,734	12.6%
902000 - Electric	5,011	4,550	461	10.1%
Total Utilities	47,175	41,980	5,195	12.4%
<b>Security</b>				
913000 - Contract Gate Maintenance/Repair	16,128	16,224	(96)	-0.6%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	2,479	2,295	184	8.0%
915000 - Unmanned Gate Monitoring Fee	11,925	11,520	405	3.5%
Total Security	30,532	30,539	(7)	0.0%
<b>Total Expenses</b>				
	259,693	265,124	(5,431)	-2.0%
<b>Net Income (Excess Revenue/Expense)</b>				
	0	0	0	0.0%

## Haciendas -1640

### Budget 2026

Annual Units	1,068	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	173,389			
Total Income/Expense Per Unit	162.35			
Total Income/Expense Per Unit	138.15			
Adjustment	24.20			
Proposed 2026 Assessment	162.35			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	173,389	147,546	25,843	17.5%
<b>Total Income</b>	<b>173,389</b>	<b>147,546</b>	<b>25,843</b>	<b>17.5%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	87,074	64,080	22,994	35.9%
<b>Total Reserve</b>	<b>87,074</b>	<b>64,080</b>	<b>22,994</b>	<b>35.9%</b>
<b>IT/MIS</b>				
613000 - Telephone, Internet and Satellite	1,620	1,620	0	0.0%
<b>Total IT/MIS</b>	<b>1,620</b>	<b>1,620</b>	<b>0</b>	<b>0.0%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	20,117	16,830	3,287	19.5%
701500 - Landscape Payroll Taxes	1,765	1,349	416	30.8%
701600 - Landscape Benefits	5,687	3,972	1,715	43.2%
701610 - Landscape ER 401K Cont	161	180	-19	-10.6%
701620 - Landscape Worker's Comp Ins	647	540	107	19.8%
701630 - Landscape PR/PEO Fees	421	324	97	29.9%
741000 - Contract Services - General	405	405	0	0.0%
742000 - Contract Services-Turf	5,765	5,242	523	10.0%
743000 - Contract Services - Weed Spraying	1,594	1,596	-2	-0.1%
744000 - Contract Services - Arbor Care	5,500	5,518	-18	-0.3%
751000 - Landscape Supplies-Living Materials	858	858	0	0.0%
751100 - Landscape Supplies-Inert Material	960	960	0	0.0%
751200 - Landscape Supplies-Irrigation Part	612	612	0	0.0%
751400 - Landscape Supplies-Fertilizer	516	516	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	252	252	0	0.0%
<b>Total Landscape Services</b>	<b>45,260</b>	<b>39,154</b>	<b>6,106</b>	<b>15.6%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	4,086	4,643	-557	-12.0%
801500 - Facilities Payroll Taxes	340	374	-34	-9.1%
801600 - Facilities Benefits	1,109	1,284	-175	-13.6%
801610 - Facilities ER 401K Cont	31	36	-5	-13.9%
801620 - Facilities Worker's Comp Ins	124	144	-20	-13.9%
801630 - Facilities PR/PEO Fees	82	96	-14	-14.6%
841000 - Contracted Services-General	0	384	-384	-100.0%
842000 - Contract Services-Street Sweeping	1,500	1,428	72	5.0%
844000 - Pest Control	450	450	0	0.0%
845000 - Facilities Lighting	0	169	-169	-100.0%
851000 - Parts & Supplies	0	564	-564	-100.0%
862000 - Wall/Fence/Sign-Repair	0	256	-256	-100.0%
863000 - Signage	0	564	-564	-100.0%
<b>Total Facilities Maintenance</b>	<b>7,722</b>	<b>10,392</b>	<b>-2,670</b>	<b>-25.7%</b>

**Haciendas -1640****Budget 2026**

Annual Units	1,068	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	173,389			
Total Income/Expense Per Unit	162.35			
Total Income/Expense Per Unit	138.15			
Adjustment	24.20			
Proposed 2026 Assessment	162.35			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Utilities</b>				
901000 - Water-Irrigation	19,016	19,590	-574	-2.9%
902000 - Electric	2,382	2,173	209	9.6%
Total Utilities	21,398	21,763	-365	-1.7%
<b>Security</b>				
913000 - Contract Gate Maintenance/Repair	5,376	5,412	-36	-0.7%
913200 - Gate Repairs	0	500	-500	-100.0%
913500 - Access System	964	785	179	22.8%
915000 - Unmanned Gate Monitoring Fee	3,975	3,840	135	3.5%
Total Security	10,315	10,537	-222	-2.1%
<b>Total Expenses</b>	<b>173,389</b>	<b>147,546</b>	<b>25,843</b>	<b>17.5%</b>
<b>Net Income (Excess Revenue/Expense)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>



## Market Street Villas -1641

### Budget 2026

Annual Units	1,080	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	627,301			
Total Income/Expense Per Unit	580.83			
2025 Assessment	549.15			
Adjustment	31.68			
Proposed 2026 Assessment	580.83			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	627,301	593,069	34,232	5.8%
<b>Total Income</b>	<b>627,301</b>	<b>593,069</b>	<b>34,232</b>	<b>5.8%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	303,000	294,840	8,160	2.8%
<b>Total Reserve</b>	<b>303,000</b>	<b>294,840</b>	<b>8,160</b>	<b>2.8%</b>
<b>IT/MIS</b>				
613000 - Telephone, Internet and Satellite	1,620	1,620	0	0.0%
<b>Total IT/MIS</b>	<b>1,620</b>	<b>1,620</b>	<b>0</b>	<b>0.0%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	67,054	56,350	10,704	19.0%
701500 - Landscape Payroll Taxes	5,883	4,510	1,373	30.4%
701600 - Landscape Benefits	18,956	13,296	5,660	42.6%
701610 - Landscape ER 401K Cont	537	588	(51)	-8.7%
701620 - Landscape Worker's Comp Ins	2,156	1,812	344	19.0%
701630 - Landscape PR/PEO Fees	1,404	1,080	324	30.0%
741000 - Contract Services - General	386	386	0	0.0%
742000 - Contract Services-Turf	12,263	12,910	(647)	-5.0%
743000 - Contract Services - Weed Spraying	4,089	6,350	(2,261)	-35.6%
744000 - Contract Services - Arbor Care	10,000	12,139	(2,139)	-17.6%
751000 - Landscape Supplies-Living Materials	2,118	2,119	(1)	0.0%
751100 - Landscape Supplies-Inert Material	2,135	2,135	0	0.0%
751200 - Landscape Supplies-Irrigation Part	1,750	1,308	442	33.8%
751400 - Landscape Supplies-Fertilizer	921	921	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	360	360	0	0.0%
<b>Total Landscape Services</b>	<b>130,012</b>	<b>116,264</b>	<b>13,748</b>	<b>11.8%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	7,840	9,310	(1,470)	-15.8%
801500 - Facilities Payroll Taxes	624	748	(124)	-16.6%
801600 - Facilities Benefits	2,028	2,580	(552)	-21.4%
801610 - Facilities ER 401K Cont	57	84	(27)	-32.1%
801620 - Facilities Worker's Comp Ins	228	300	(72)	-24.0%
801630 - Facilities PR/PEO Fees	150	180	(30)	-16.7%
841000 - Contracted Services-General	0	384	(384)	-100.0%
842000 - Contract Services-Street Sweeping	1,273	1,212	61	5.0%
844000 - Pest Control	4,700	4,700	0	0.0%
845000 - Facilities Lighting	0	508	(508)	-100.0%
851000 - Parts & Supplies	0	1,500	(1,500)	-100.0%
861000 - Building Maintenance - General	0	650	(650)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	548	(548)	-100.0%
862500 - Roof Maintenance	1,200	1,200	0	0.0%

## Market Street Villas -1641

### Budget 2026

Annual Units	1,080	<i>*This amount is number of homes * 12</i>
Total Income/Expense	627,301	
Total Income/Expense Per Unit	580.83	
2025 Assessment	549.15	
Adjustment	31.68	
Proposed 2026 Assessment	580.83	

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
863000 - Signage	0	376	(376)	-100.0%
Total Facilities Maintenance	18,100	24,280	(6,180)	-25.5%
<b>Utilities</b>				
901000 - Water-Irrigation	40,000	38,000	2,000	5.3%
902000 - Electric	1,731	1,568	163	10.4%
Total Utilities	41,731	39,568	2,163	5.5%
<b>Security</b>				
913000 - Contract Gate Maintenance/Repair	5,376	5,412	(36)	-0.7%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	964	785	179	22.8%
915000 - Unmanned Gate Monitoring Fee	3,975	3,840	135	3.5%
Total Security	10,315	10,537	(222)	-2.1%
<b>Insurance</b>				
962000 - Master Policy	57,715	48,096	9,619	20.0%
964000 - Flood	64,808	57,864	6,944	12.0%
Total Insurance	122,523	105,960	16,563	15.6%
<b>Total Expenses</b>	<b>627,301</b>	<b>593,069</b>	<b>34,232</b>	<b>5.8%</b>
<b>Net Income (Excess Revenue/Expense)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>

# Montelana - 1642

## Budget 2026

Annual Units	552	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	102,834			
Total Income/Expense Per Unit	186.29			
2025 Assessment	184.65			
Adjustment	1.64			
Proposed 2026 Assessment	186.29			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	102,834	101,924	910	0.9%
<b>Total Income</b>	<b>102,834</b>	<b>101,924</b>	<b>910</b>	<b>0.9%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	32,568	32,568	0	0.0%
<b>Total Reserve</b>	<b>32,568</b>	<b>32,568</b>	<b>0</b>	<b>0.0%</b>
<b>IT/MIS</b>				
613000 - Telephone, Internet and Satellite	1,620	1,620	0	0.0%
<b>Total IT/MIS</b>	<b>1,620</b>	<b>1,620</b>	<b>0</b>	<b>0.0%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	14,526	14,143	383	2.7%
701500 - Landscape Payroll Taxes	1,273	1,136	137	12.1%
701600 - Landscape Benefits	4,108	3,336	772	23.1%
701610 - Landscape ER 401K Cont	116	144	(28)	-19.4%
701620 - Landscape Worker's Comp Ins	467	456	11	2.4%
701630 - Landscape PR/PEO Fees	304	276	28	10.1%
741000 - Contract Services - General	581	581	0	0.0%
742000 - Contract Services-Turf	9,263	8,201	1,062	12.9%
743000 - Contract Services - Weed Spraying	1,445	1,450	(5)	-0.3%
744000 - Contract Services - Arbor Care	3,600	3,627	(27)	-0.7%
751000 - Landscape Supplies-Living Materials	756	756	0	0.0%
751100 - Landscape Supplies-Inert Material	1,565	1,565	0	0.0%
751200 - Landscape Supplies-Irrigation Part	708	708	0	0.0%
751400 - Landscape Supplies-Fertilizer	553	553	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	120	120	0	0.0%
<b>Total Landscape Services</b>	<b>39,385</b>	<b>37,052</b>	<b>2,333</b>	<b>6.3%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	2,737	2,783	(46)	-1.7%
801500 - Facilities Payroll Taxes	226	224	2	0.9%
801600 - Facilities Benefits	741	768	(27)	-3.5%
801610 - Facilities ER 401K Cont	24	24	0	0.0%
801620 - Facilities Worker's Comp Ins	83	84	(1)	-1.2%
801630 - Facilities PR/PEO Fees	60	60	0	0.0%
841000 - Contracted Services-General	0	384	(384)	-100.0%
842000 - Contract Services-Street Sweeping	1,021	972	49	5.0%
844000 - Pest Control	400	400	0	0.0%
845000 - Facilities Lighting	0	113	(113)	-100.0%
851000 - Parts & Supplies	0	564	(564)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	219	(219)	-100.0%
863000 - Signage	0	188	(188)	-100.0%
<b>Total Facilities Maintenance</b>	<b>5,292</b>	<b>6,783</b>	<b>(1,491)</b>	<b>-22.0%</b>

**Montelana - 1642****Budget 2026**

Annual Units	552	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	102,834			
Total Income/Expense Per Unit	186.29			
2025 Assessment	184.65			
Adjustment	1.64			
Proposed 2026 Assessment	186.29			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Utilities</b>				
901000 - Water-Irrigation	12,581	12,394	187	1.5%
902000 - Electric	1,103	1,000	103	10.3%
Total Utilities	13,684	13,394	290	2.2%
<b>Security</b>				
913000 - Contract Gate Maintenance/Repair	5,376	5,412	(36)	-0.7%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	934	755	179	23.7%
915000 - Unmanned Gate Monitoring Fee	3,975	3,840	135	3.5%
Total Security	10,285	10,507	(222)	-2.1%
<b>Total Expenses</b>	<b>102,834</b>	<b>101,924</b>	<b>910</b>	<b>0.9%</b>
<b>Net Income (Excess Revenue/Expense)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>

## Country Club -1634

### Budget 2026

Annual Units	6,816	<i>*This amount is number of homes * 12</i>
Total Expense	1,391,321	
Expense Per Unit	204.13	
2025 Assessment	184.20	
Adjustment	19.93	
Proposed 2026 Assessment	204.13	

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
402000 - Builder & Developer Assessment	4,899	4,416	483	10.9%
403500 - Neighborhood Assessment	1,183,113	1,067,751	115,362	10.8%
451000 - Clubhouse Cost Share	203,309	183,480	19,829	10.8%
Total Assessments	1,391,321	1,255,647	135,674	10.8%
<b>Other Income</b>				
445000 - Security Monitoring Unmanned Gates	19,080	18,432	648	3.5%
Total Other Income	19,080	18,432	648	3.5%
<b>Total Income</b>	<b>1,410,401</b>	<b>1,274,079</b>	<b>136,322</b>	<b>10.7%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	374,880	374,880	0	0.0%
Total Reserve	374,880	374,880	0	0.0%
<b>IT/MIS</b>				
611700 - Computer Hardware & Accessories	0	4,800	(4,800)	-100.0%
613000 - Telephone, Internet and Satellite	2,556	2,064	492	23.8%
911700 - CPGA - Computers & Accessories	400	0	400	#DIV/0!
911800 - CPGA - Telephone & Internet	3,000	2,172	828	38.1%
Total IT/MIS	5,956	9,036	(3,080)	-34.1%
<b>Landscape Services</b>				
701000 - Landscape Payroll	116,214	101,642	14,572	14.3%
701500 - Landscape Payroll Taxes	10,196	8,134	2,062	25.4%
701600 - Landscape Benefits	32,858	23,988	8,870	37.0%
701610 - Landscape ER 401K Cont	930	1,056	(126)	-11.9%
701620 - Landscape Worker's Comp Ins	3,736	3,276	460	14.0%
701630 - Landscape PR/PEO Fees	2,434	1,956	478	24.4%
741000 - Contract Services - General	1,883	1,446	437	30.2%
742000 - Contract Services-Turf	18,645	19,636	(991)	-5.0%
743000 - Contract Services - Weed Spraying	4,582	4,584	(2)	0.0%
744000 - Contract Services - Arbor Care	6,500	6,545	(45)	-0.7%
751000 - Landscape Supplies-Living Materials	3,583	1,260	2,323	184.4%
751100 - Landscape Supplies-Inert Material	4,000	4,000	0	0.0%
751200 - Landscape Supplies-Irrigation Part	2,000	1,008	992	98.4%
751400 - Landscape Supplies-Fertilizer	1,360	1,360	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	1,692	1,692	0	0.0%
Total Landscape Services	210,613	181,583	29,030	16.0%
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	29,013	28,392	621	2.2%
801500 - Facilities Payroll Taxes	2,433	2,271	162	7.1%
801600 - Facilities Benefits	7,926	7,860	66	0.8%

## Country Club -1634

### Budget 2026

Annual Units	6,816	<i>*This amount is number of homes * 12</i>
Total Expense	1,391,321	
Expense Per Unit	204.13	
2025 Assessment	184.20	
Adjustment	19.93	
Proposed 2026 Assessment	204.13	

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
801610 - Facilities ER 401K Cont	222	252	(30)	-11.9%
801620 - Facilities Worker's Comp Ins	890	912	(22)	-2.4%
801630 - Facilities PR/PEO Fees	587	552	35	6.3%
841000 - Contracted Services-General	0	989	(989)	-100.0%
842000 - Contract Services-Street Sweeping	19,544	18,624	920	4.9%
844000 - Pest Control	1,200	1,200	0	0.0%
845000 - Facilities Lighting	0	565	(565)	-100.0%
845500 - HVAC	3,600	2,775	825	29.7%
851000 - Parts & Supplies	0	902	(902)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	256	(256)	-100.0%
863000 - Signage	0	2,031	(2,031)	-100.0%
864500 - Gatehouse Repair	500	554	(54)	-9.7%
867000 - Plumbing Repair	0	206	(206)	-100.0%
<b>Total Facilities Maintenance</b>	<b>65,915</b>	<b>68,341</b>	<b>(2,426)</b>	<b>-3.5%</b>
<b>Utilities</b>				
901000 - Water-Irrigation	75,990	64,802	11,188	17.3%
902000 - Electric	21,216	19,796	1,420	7.2%
<b>Total Utilities</b>	<b>97,206</b>	<b>84,598</b>	<b>12,608</b>	<b>14.9%</b>
<b>Security</b>				
912000 - Gate Personnel	605,860	524,880	80,980	15.4%
913000 - Contract Gate Maintenance/Repair	21,505	21,636	(131)	-0.6%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	1,384	1,200	184	15.3%
914500 - Traffic Signage	0	608	(608)	-100.0%
917000 - Gatehouse Supplies	1,800	840	960	114.3%
918000 - Gatehouse First Aid & Safety Supplies	4,477	4,477	0	0.0%
<b>Total Security</b>	<b>635,026</b>	<b>554,141</b>	<b>80,885</b>	<b>14.6%</b>
<b>Insurance</b>				
964000 - Flood	1,725	1,500	225	15.0%
<b>Total Insurance</b>	<b>1,725</b>	<b>1,500</b>	<b>225</b>	<b>15.0%</b>
<b>Total Expenses</b>	<b>1,391,321</b>	<b>1,274,079</b>	<b>117,242</b>	<b>9.2%</b>
<b>Operating Income</b>				
<b>Net Income</b>	<b>19,080</b>	<b>0</b>	<b>19,080</b>	<b>0.0%</b>

## Windgate - 1643

### Budget 2026

Annual Units	4,584	<i>*This amount is number of homes * 12</i>		
Total Expense	1,355,429			
Expense Per Unit	295.69			
2025 Assessment	273.20			
Adjustment	22.49			
Proposed 2026 Assessment	295.69			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	1,355,429	1,252,348	103,081	8.2%
Total Assessments	1,355,429	1,252,348	103,081	8.2%
<b>Other Income</b>				
445000 - Security Monitoring Unmanned Gates	9,540	9,216	324	3.5%
Total Other Income	9,540	9,216	324	3.5%
<b>Total Income</b>	<b>1,364,969</b>	<b>1,261,564</b>	<b>103,405</b>	<b>8.2%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	453,000	412,560	40,440	9.8%
Total Reserve	453,000	412,560	40,440	9.8%
<b>IT/MIS</b>				
611700 - Computer Hardware & Accessories	0	2,400	(2,400)	-100.0%
613000 - Telephone, Internet and Satellite	1,032	1,032	0	0.0%
911700 - CPGA - Computers & Accessories	200	0	200	0.0%
911800 - CPGA - Telephone & Internet	1,140	924	216	23.4%
Total IT/MIS	2,372	4,356	(1,984)	-45.5%
<b>Landscape Services</b>				
701000 - Landscape Payroll	109,493	95,319	14,174	14.9%
701500 - Landscape Payroll Taxes	9,608	7,622	1,986	26.1%
701600 - Landscape Benefits	30,963	22,500	8,463	37.6%
701610 - Landscape ER 401K Cont	877	984	(107)	-10.9%
701620 - Landscape Worker's Comp Ins	3,520	3,072	448	14.6%
701630 - Landscape PR/PEO Fees	2,293	1,836	457	24.9%
741000 - Contract Services - General	1,451	1,451	0	0.0%
742000 - Contract Services-Turf	47,715	46,587	1,128	2.4%
743000 - Contract Services - Weed Spraying	13,081	13,082	(1)	0.0%
744000 - Contract Services - Arbor Care	18,500	16,738	1,762	10.5%
751000 - Landscape Supplies-Living Materials	6,325	4,999	1,326	26.5%
751100 - Landscape Supplies-Inert Material	13,035	12,995	40	0.3%
751200 - Landscape Supplies-Irrigation Part	6,000	4,044	1,956	48.4%
751400 - Landscape Supplies-Fertilizer	5,991	5,183	808	15.6%
770000 - Landscape - Irrigation Controller Subscription	972	972	0	0.0%
Total Landscape Services	269,824	237,384	32,440	13.7%
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	38,861	44,516	(5,655)	-12.7%
801500 - Facilities Payroll Taxes	3,311	3,557	(246)	-6.9%
801600 - Facilities Benefits	10,782	12,336	(1,554)	-12.6%
801610 - Facilities ER 401K Cont	302	384	(82)	-21.4%
801620 - Facilities Worker's Comp Ins	1,211	1,428	(217)	-15.2%

**Windgate - 1643****Budget 2026**

Annual Units	4,584	<i>*This amount is number of homes * 12</i>		
Total Expense	1,355,429			
Expense Per Unit	295.69			
2025 Assessment	273.20			
Adjustment	22.49			
Proposed 2026 Assessment	295.69			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
801630 - Facilities PR/PEO Fees	799	864	(65)	-7.5%
841000 - Contracted Services-General	0	1,883	(1,883)	-100.0%
842000 - Contract Services-Street Sweeping	14,640	13,956	684	4.9%
843500 - Water Features-Maintenance & Repair	15,000	15,000	0	0.0%
844000 - Pest Control	900	900	0	0.0%
845000 - Facilities Lighting	0	565	(565)	-100.0%
845500 - HVAC	2,250	1,775	475	26.8%
851000 - Parts & Supplies	0	1,128	(1,128)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	365	(365)	-100.0%
863000 - Signage	0	3,608	(3,608)	-100.0%
864500 - Gatehouse Repair	500	457	43	9.4%
867000 - Plumbing Repair	0	206	(206)	-100.0%
<b>Total Facilities Maintenance</b>	<b>88,556</b>	<b>102,928</b>	<b>(14,372)</b>	<b>-14.0%</b>
<b>Utilities</b>				
901000 - Water-Irrigation	140,500	117,524	22,976	19.6%
902000 - Electric	45,711	41,754	3,957	9.5%
<b>Total Utilities</b>	<b>186,211</b>	<b>159,278</b>	<b>26,933</b>	<b>16.9%</b>
<b>Security</b>				
912000 - Gate Personnel	342,444	331,260	11,184	3.4%
913000 - Contract Gate Maintenance/Repair	8,065	8,112	(47)	-0.6%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	784	600	184	30.7%
914500 - Traffic Signage	0	608	(608)	-100.0%
914700 - CPGA Camera Maintenance	0	0	0	0.0%
917000 - Gatehouse Supplies	900	840	60	7.1%
918000 - Gatehouse First Aid & Safety Supplies	2,238	2,238	0	0.0%
<b>Total Security</b>	<b>354,431</b>	<b>344,158</b>	<b>10,273</b>	<b>3.0%</b>
<b>Insurance</b>				
964000 - Flood	1,035	900	135	15.0%
<b>Total Insurance</b>	<b>1,035</b>	<b>900</b>	<b>135</b>	<b>15.0%</b>
<b>Total Expenses</b>	<b>1,355,429</b>	<b>1,261,564</b>	<b>93,865</b>	<b>7.4%</b>
<b>Net Income</b>	<b>9,540</b>	<b>0</b>	<b>9,540</b>	<b>0.0%</b>



Arcadia -1644 Budget 2026				
Annual Units	1,476	*This amount is number of homes * 12		
Total Expense	749,963			
Expense Per Unit	508.11			
2025 Assessment	505.65			
Adjustment	2.46			
Proposed 2026 Assessment	508.11			
Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	749,963	746,340	3,623	0.5%
Total Assessments	749,963	746,340	0	0.0%
<b>Other Income</b>				
445000 - Security Monitoring Unmanned Gates	9,540	9,216	324	3.5%
Total Other Income	9,540	9,216	324	3.5%
<b>Total Income</b>	<b>759,503</b>	<b>755,556</b>	<b>3,947</b>	<b>0.5%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	116,500	209,592	(93,092)	-44.4%
Total Reserve	116,500	209,592	(93,092)	-44.4%
<b>IT/MIS</b>				
613000 - Telephone, Internet and Satellite	2,725	2,064	661	32.0%
911700 - CPGA - Computers & Accessories	200	2,400	(2,200)	-91.7%
911800 - CPGA - Telephone & Internet	1,500	864	636	73.6%
Total IT/MIS	4,425	5,328	(903)	-16.9%
<b>Landscape Services</b>				
701000 - Landscape Payroll	40,225	37,658	2,567	6.8%
701500 - Landscape Payroll Taxes	3,527	3,011	516	17.1%
701600 - Landscape Benefits	11,373	8,892	2,481	27.9%
701610 - Landscape ER 401K Cont	322	396	(74)	-18.7%
701620 - Landscape Worker's Comp Ins	1,293	1,212	81	6.7%
701630 - Landscape PR/PEO Fees	842	720	122	16.9%
741000 - Contract Services - General	1,036	1,036	0	0.0%
742000 - Contract Services-Turf	12,939	11,481	1,458	12.7%
743000 - Contract Services - Weed Spraying	2,781	2,782	(1)	0.0%
744000 - Contract Services - Arbor Care	17,000	16,658	342	2.1%
744250 - Sissoo Tree Project	156,664	86,400	70,264	81.3%
751000 - Landscape Supplies-Living Materials	998	1,108	(110)	-9.9%
751100 - Landscape Supplies-Inert Material	2,170	2,170	0	0.0%
751200 - Landscape Supplies-Irrigation Part	1,212	1,212	0	0.0%
751400 - Landscape Supplies-Fertilizer	0	885	(885)	-100.0%
770000 - Landscape - Irrigation Controller Subscription	480	480	0	0.0%
Total Landscape Services	252,862	176,101	76,761	43.6%
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	14,922	16,623	(1,701)	-10.2%
801500 - Facilities Payroll Taxes	1,273	1,335	(62)	-4.6%
801600 - Facilities Benefits	4,153	4,608	(455)	-9.9%
801610 - Facilities ER 401K Cont	116	144	(28)	-19.4%
801620 - Facilities Worker's Comp Ins	466	540	(74)	-13.7%
801630 - Facilities PR/PEO Fees	307	324	(17)	-5.2%

# Arcadia -1644

## Budget 2026

Annual Units	1,476	<i>*This amount is number of homes * 12</i>
Total Expense	749,963	
Expense Per Unit	508.11	
2025 Assessment	505.65	
Adjustment	2.46	
Proposed 2026 Assessment	508.11	

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
841000 - Contracted Services-General	0	395	(395)	-100.0%
842000 - Contract Services-Street Sweeping	1,992	1,896	96	5.1%
844000 - Pest Control	600	600	0	0.0%
845000 - Facilities Lighting	0	678	(678)	-100.0%
845500 - HVAC	2,250	1,775	475	26.8%
851000 - Parts & Supplies	0	1,128	(1,128)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	365	(365)	-100.0%
863000 - Signage	0	1,128	(1,128)	-100.0%
864500 - Gatehouse Repair	500	457	43	9.4%
867000 - Plumbing Repair	0	206	(206)	-100.0%
<b>Total Facilities Maintenance</b>	<b>26,579</b>	<b>32,202</b>	<b>(5,623)</b>	<b>-17.5%</b>
<b>Utilities</b>				
901000 - Water-Irrigation	42,398	39,272	3,126	8.0%
902000 - Electric	10,801	9,935	866	8.7%
<b>Total Utilities</b>	<b>53,199</b>	<b>49,207</b>	<b>3,992</b>	<b>8.1%</b>
<b>Security</b>				
912000 - Gate Personnel	276,588	262,500	14,088	5.4%
913000 - Contract Gate Maintenance/Repair	14,784	14,880	(96)	-0.6%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	784	600	184	30.7%
914500 - Traffic Signage	0	608	(608)	-100.0%
917000 - Gatehouse Supplies	900	840	60	7.1%
918000 - Gatehouse First Aid & Safety Supplies	2,238	2,238	0	0.0%
<b>Total Security</b>	<b>295,294</b>	<b>282,166</b>	<b>13,128</b>	<b>4.7%</b>
<b>Insurance</b>				
964000 - Flood	1,104	960	144	15.0%
<b>Total Insurance</b>	<b>1,104</b>	<b>960</b>	<b>144</b>	<b>15.0%</b>
<b>Total Expenses</b>	<b>749,963</b>	<b>755,556</b>	<b>(5,593)</b>	<b>-0.7%</b>
<b>Net Income (Excess Revenue/Expense)</b>	<b>9,540</b>	<b>0</b>	<b>9,540</b>	<b>0</b>

## Horseshoe -1646

### Budget 2026

Annual Units	3,600	<i>*This amount is number of homes * 12</i>		
Total Expense	797,677			
Expense Per Unit	221.58			
2025 Assessment	208.90			
Adjustment - Increase (Decrease)	12.68			
Proposed 2026 Assessment	221.58			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	595,599	561,453	34,146	6.1%
451000 - Clubhouse Cost Share	202,078	190,500	11,578	6.1%
Total Assessments	797,677	751,953	45,724	6.1%
<b>Other Income</b>				
445000 - Security Monitoring Unmanned Gates	9,540	9,216	324	3.5%
Total Other Income	9,540	9,216	324	3.5%
<b>Total Income</b>	<b>807,217</b>	<b>761,169</b>	<b>46,048</b>	<b>6.0%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	179,500	198,000	(18,500)	-9.3%
Total Reserve	179,500	198,000	(18,500)	-9.3%
<b>IT/MIS</b>				
611700 - Computer Hardware & Accessories	0	2,400	(2,400)	-100.0%
613000 - Telephone, Internet and Satellite	1,100	1,032	68	6.6%
911700 - CPGA - Computers & Accessories	200	0	200	0.0%
911800 - CPGA - Telephone & Internet	1,140	300	840	280.0%
Total IT/MIS	2,440	3,732	(1,292)	-34.6%
<b>Landscape Services</b>				
701000 - Landscape Payroll	64,801	47,166	17,635	37.4%
701500 - Landscape Payroll Taxes	5,687	3,773	1,914	50.7%
701600 - Landscape Benefits	18,325	11,136	7,189	64.6%
701610 - Landscape ER 401K Cont	519	492	27	5.5%
701620 - Landscape Worker's Comp Ins	2,083	1,524	559	36.7%
701630 - Landscape PR/PEO Fees	1,357	900	457	50.8%
741000 - Contract Services - General	725	725	0	0.0%
742000 - Contract Services-Turf	7,804	6,970	834	12.0%
743000 - Contract Services - Weed Spraying	2,263	2,266	(3)	-0.1%
744000 - Contract Services - Arbor Care	7,600	7,669	(69)	-0.9%
751000 - Landscape Supplies-Living Materials	2,031	1,336	695	52.0%
751100 - Landscape Supplies-Inert Material	1,610	1,820	(210)	-11.5%
751200 - Landscape Supplies-Irrigation Part	3,000	2,016	984	48.8%
751400 - Landscape Supplies-Fertilizer	884	884	0	0.0%
770000 - Landscape - Irrigation Controller Subscription	612	612	0	0.0%
Total Landscape Services	119,301	89,289	30,012	33.6%
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	18,746	15,725	3,021	19.2%
801500 - Facilities Payroll Taxes	1,584	1,260	324	25.7%
801600 - Facilities Benefits	5,161	4,356	805	18.5%
801610 - Facilities ER 401K Cont	144	132	12	9.1%
801620 - Facilities Worker's Comp Ins	580	504	76	15.1%

**Horseshoe -1646****Budget 2026**

Annual Units	3,600	<i>*This amount is number of homes * 12</i>
Total Expense	797,677	
Expense Per Unit	221.58	
2025 Assessment	208.90	
Adjustment - Increase (Decrease)	12.68	
Proposed 2026 Assessment	221.58	

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
801630 - Facilities PR/PEO Fees	382	312	70	22.4%
841000 - Contracted Services-General	0	734	(734)	-100.0%
842000 - Contract Services-Street Sweeping	9,708	9,240	468	5.1%
843500 - Water Features-Repair	28,500	28,200	300	1.1%
844000 - Pest Control	900	900	0	0.0%
845000 - Facilities Lighting	0	1,131	(1,131)	-100.0%
845500 - HVAC	2,250	1,775	475	26.8%
851000 - Parts & Supplies	0	1,128	(1,128)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	329	(329)	-100.0%
863000 - Signage	0	1,806	(1,806)	-100.0%
864500 - Gatehouse Repair	500	457	43	9.4%
867000 - Plumbing Repair	0	207	(207)	-100.0%
<b>Total Facilities Maintenance</b>	<b>68,455</b>	<b>68,196</b>	<b>259</b>	<b>0.4%</b>
<b>Utilities</b>				
901000 - Water-Irrigation	58,374	43,769	14,605	33.4%
902000 - Electric	14,072	13,065	1,007	7.7%
<b>Total Utilities</b>	<b>72,446</b>	<b>56,834</b>	<b>15,612</b>	<b>27.5%</b>
<b>Security</b>				
912000 - Gate Personnel	342,444	331,260	11,184	3.4%
913000 - Contract Gate Maintenance/Repair	8,065	8,112	(47)	-0.6%
913200 - Gate Repairs	0	500	(500)	-100.0%
913500 - Access System	784	600	184	30.7%
914500 - Traffic Signage	0	608	(608)	-100.0%
917000 - Gatehouse Supplies	900	840	60	7.1%
918000 - Gatehouse First Aid & Safety Supplies	2,238	2,238	0	0.0%
<b>Total Security</b>	<b>354,431</b>	<b>344,158</b>	<b>10,273</b>	<b>3.0%</b>
<b>Insurance</b>				
964000 - Flood	1,104	960	144	15.0%
<b>Total Insurance</b>	<b>1,104</b>	<b>960</b>	<b>144</b>	<b>15.0%</b>
<b>Total Expenses</b>	<b>797,677</b>	<b>761,169</b>	<b>36,508</b>	<b>4.8%</b>
<b>Net Income (Excess Revenue/Expense)</b>	<b>9,540</b>	<b>0</b>	<b>9,540</b>	<b>0.0%</b>

ICON - 1647 Budget 2026				
Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
Income				
Assessments				
402000 - Builder & Developer Assessment	0	5,760	(5,760)	-100.0%
403500 - Neighborhood Assessment	8,640	2,880	5,760	200.0%
Total Income	8,640	8,640	0	0
Expenses				
Reserve				
500000 - General Reserve Contribution	8,640	8,640	0	0
Total Reserve	8,640	8,640	0	0
Net Income (Excess Revenue/Expense)	0	0	0	0

## Sterling Villas - 1648

### Budget 2026

Annual Units	192	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	42,744			
Income/Expense Per Unit	222.63			
2025 Assessment	219.00			
Adjustment	3.63			
Proposed 2026 Assessment	222.63			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	42,744	42,052	692	1.6%
<b>Total Income</b>	<b>42,744</b>	<b>42,052</b>	<b>692</b>	<b>1.6%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	16,704	16,704	0	0.0%
<b>Total Reserve</b>	<b>16,704</b>	<b>16,704</b>	<b>0</b>	<b>0.0%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	6,708	6,522	186	2.9%
701500 - Landscape Payroll Taxes	588	524	64	12.2%
701600 - Landscape Benefits	1,896	1,536	360	23.4%
701610 - Landscape ER 401K Cont	54	72	(18)	-25.0%
701620 - Landscape Worker's Comp Ins	216	216	0	0.0%
701630 - Landscape PR/PEO Fees	140	120	20	16.7%
741000 - Contract Services - General	580	580	0	0.0%
743000 - Contract Services - Weed Spraying	874	876	(2)	-0.2%
744000 - Contract Services - Arbor Care	3,000	1,080	1,920	177.8%
751000 - Landscape Supplies-Living Materials	1,320	1,084	236	21.8%
751100 - Landscape Supplies-Inert Material	90	90	0	0.0%
751200 - Landscape Supplies-Irrigation Part	300	300	0	0.0%
751400 - Landscape Supplies-Fertilizer	888	516	372	72.1%
770000 - Landscape - Irrigation Controller Subscription	120	120	0	0.0%
<b>Total Landscape Services</b>	<b>16,774</b>	<b>13,636</b>	<b>3,138</b>	<b>23.0%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	2,648	3,794	(1,146)	-30.2%
801500 - Facilities Payroll Taxes	226	300	(74)	-24.7%
801600 - Facilities Benefits	741	1,056	(315)	-29.8%
801610 - Facilities ER 401K Cont	24	36	(12)	-33.3%
801620 - Facilities Worker's Comp Ins	83	120	(37)	-30.8%
801630 - Facilities PR/PEO Fees	60	72	(12)	-16.7%
841000 - Contracted Services-General	0	132	(132)	-100.0%
843500 - Water Features-Repair	600	600	0	0.0%
845000 - Facilities Lighting	0	452	(452)	-100.0%
851000 - Parts & Supplies	0	395	(395)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	219	(219)	-100.0%
<b>Total Facilities Maintenance</b>	<b>4,382</b>	<b>7,176</b>	<b>(2,794)</b>	<b>-38.9%</b>
<b>Utilities</b>				
901000 - Water-Irrigation	510	486	24	4.9%
902000 - Electric	4,374	4,050	324	8.0%
<b>Total Utilities</b>	<b>4,884</b>	<b>4,536</b>	<b>348</b>	<b>7.7%</b>
<b>Total Expenses</b>	<b>42,744</b>	<b>42,052</b>	<b>692</b>	<b>1.6%</b>

Sterling Villas - 1648				
Budget 2026				
Annual Units	192	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	42,744			
Income/Expense Per Unit	222.63			
2025 Assessment	219.00			
Adjustment	3.63			
Proposed 2026 Assessment	222.63			
Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
Net Income (Excess Revenue/Expense)	0	0	0	0.0%

# Pioneer -1649

## Budget 2026

Annual Units	588	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	69,779			
Income/Expense Per Unit	118.67			
2025 Assessment	119.20			
Adjustment	(0.53)			
Proposed 2026 Assessment	118.67			

Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
<b>Income</b>				
<b>Assessments</b>				
403500 - Neighborhood Assessment	69,779	70,089	(310)	-0.4%
<b>Total Income</b>	<b>69,779</b>	<b>70,089</b>	<b>(310)</b>	<b>-0.4%</b>
<b>Expenses</b>				
<b>Reserve</b>				
500000 - General Reserve Contribution	25,284	25,284	0	0.0%
<b>Total Reserve</b>	<b>25,284</b>	<b>25,284</b>	<b>0</b>	<b>0.0%</b>
<b>Landscape Services</b>				
701000 - Landscape Payroll	12,277	11,945	332	2.8%
701500 - Landscape Payroll Taxes	1,079	950	129	13.6%
701600 - Landscape Benefits	3,475	2,820	655	23.2%
701610 - Landscape ER 401K Cont	98	120	(22)	-18.3%
701620 - Landscape Worker's Comp Ins	395	384	11	2.9%
701630 - Landscape PR/PEO Fees	257	228	29	12.7%
741000 - Contract Services - General	207	207	0	0.0%
742000 - Contract Services-Turf	2,052	1,871	181	9.7%
743000 - Contract Services - Weed Spraying	1,496	1,500	(4)	-0.3%
744000 - Contract Services - Arbor Care	4,000	3,678	322	8.8%
751000 - Landscape Supplies-Living Materials	454	454	0	0.0%
751100 - Landscape Supplies-Inert Material	370	370	0	0.0%
751200 - Landscape Supplies-Irrigation Part	600	504	96	19.0%
751400 - Landscape Supplies-Fertilizer	0	443	(443)	-100.0%
770000 - Landscape - Irrigation Controller Subscription	120	120	0	0.0%
<b>Total Landscape Services</b>	<b>26,880</b>	<b>25,594</b>	<b>1,286</b>	<b>5.0%</b>
<b>Facilities Maintenance</b>				
801000 - Facilities Payroll	1,431	1,423	8	0.6%
801500 - Facilities Payroll Taxes	114	113	1	0.9%
801600 - Facilities Benefits	369	396	(27)	-6.8%
801610 - Facilities ER 401K Cont	12	12	0	0.0%
801620 - Facilities Worker's Comp Ins	42	48	(6)	-12.5%
801630 - Facilities PR/PEO Fees	27	24	3	12.5%
841000 - Contracted Services-General	0	384	(384)	-100.0%
842000 - Contract Services-Street Sweeping	1,021	972	49	5.0%
844000 - Pest Control	450	450	0	0.0%
845000 - Facilities Lighting	0	113	(113)	-100.0%
851000 - Parts & Supplies	0	564	(564)	-100.0%
862000 - Wall/Fence/Sign-Repair	0	219	(219)	-100.0%
863000 - Signage	0	188	(188)	-100.0%
<b>Total Facilities Maintenance</b>	<b>3,466</b>	<b>4,906</b>	<b>(1,440)</b>	<b>-29.4%</b>
<b>Utilities</b>				
901000 - Water-Irrigation	13,494	13,671	(177)	-1.3%
902000 - Electric	655	634	21	3.3%



Pioneer -1649 Budget 2026				
Annual Units	588	<i>*This amount is number of homes * 12</i>		
Total Income/Expense	69,779			
Income/Expense Per Unit	118.67			
2025 Assessment	119.20			
Adjustment	(0.53)			
Proposed 2026 Assessment	118.67			
Description	Proposed Budget 2026	Approved Budget 2025	2026 Budget vs. 2025	% Change
Total Utilities	14,149	14,305	(156)	-1.1%
Total Expenses	69,779	70,089	(310)	-0.4%
Net Income (Excess Revenue/Expense)	0	0	0	0.0%