

**Townpark Master Association, Inc.**  
**2026 Budget (1,182 Homes)**  
January 1, 2026 through December 31, 2026

	2025				2026
	Sep YTD	Annualized Estimate	Approved Budget	Variance	Proposed Budget
08116 - REC. AREA-TRASH REMOVAL	\$3,486.16	\$4,648.21	\$4,500.00	(\$148.21)	\$4,600.00
08121 - REC. AREA-TELEPHONE (1)	\$0.00	\$0.00	\$2,400.00	\$2,400.00	\$0.00
08209 - REC. AREA-CLEANING SUPPLIES	\$8,907.94	\$10,000.00	\$6,000.00	(\$4,000.00)	\$8,000.00
08210 - REC. AREA-JANITORIAL MAINTENANCE	\$18,671.00	\$24,894.67	\$25,116.00	\$221.33	\$32,400.00
08214 - REC. AREA-LANDSCAPE MAINT	\$14,319.00	\$19,092.00	\$19,196.00	\$104.00	\$0.00
08220 - REC. AREA-POOL SERVICE	\$24,008.20	\$32,010.93	\$31,740.00	(\$270.93)	\$34,000.00
08224 - REC. AREA-PEST CONTROL	\$1,220.00	\$1,626.67	\$2,000.00	\$373.33	\$2,000.00
08232 - REC. AREA-SIRIUS RADIO	\$84.88	\$113.17	\$500.00	\$386.83	\$250.00
08238 - REC. AREA PEST/FERT/ANT CONTRO	\$12,222.00	\$16,296.00	\$16,296.00	\$0.00	\$39,642.00
08241 - REC. AREA-PRESSURE CLEANING	\$500.00	\$3,500.00	\$3,500.00	\$0.00	\$3,600.00
08270 - REC. AREA-SOCIAL FUNCTIONS	\$13,561.22	\$18,081.63	\$20,000.00	\$1,918.37	\$20,000.00
08321 - REC. AREA-FIRE EQUIPMENT EXPEN	\$4,902.88	\$6,537.17	\$2,500.00	(\$4,037.17)	\$2,000.00
08410 - REC. AREA-REPAIRS & MAINT.	\$14,593.59	\$24,512.44	\$7,500.00	(\$17,012.44)	\$14,000.00
08416 - REC. AREA-MULCH	\$0.00	\$4,000.00	\$4,000.00	\$0.00	\$4,000.00
08417 - REC. AREA-LANDSCAPE RPLCMNT	\$7,808.00	\$7,808.00	\$3,000.00	(\$4,808.00)	\$17,000.00
08423 - REC. AREA-POOL MAINT/ SUPPLIES	\$13,131.20	\$15,000.00	\$9,000.00	(\$6,000.00)	\$16,300.00
08424 - REC. AREA-ALARM MONITORING	\$433.35	\$577.80	\$750.00	\$172.20	\$1,000.00
08426 - REC. AREA-INTERNET (2)	\$0.00	\$0.00	\$2,300.00	\$2,300.00	\$0.00
08427 - REC. AREA-CAMERAS/ACCESS GATE	\$4,114.45	\$5,485.93	\$1,500.00	(\$3,985.93)	\$2,500.00
08428 - REC. AREA-SPORTS EQUIPMENT	\$95.00	\$126.67	\$1,000.00	\$873.33	\$200.00
08432 - REC. AREA-COMMUNAL IRRIG	\$1,090.00	\$1,453.33	\$1,458.00	\$4.67	\$1,694.00
08435 - REC. AREA-A/C MAINT & RE	\$250.00	\$333.33	\$1,500.00	\$1,166.67	\$1,000.00
08440 - REC. AREA-IRRIGATION REPAIRS	\$2,662.21	\$3,549.61	\$3,500.00	(\$49.61)	\$1,000.00
08448 - REC. AREA-PLUMBING REPAIRS	\$0.00	\$0.00	\$600.00	\$600.00	\$800.00
08450 - REC. AREA-TENNIS CRT REPAIRS	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
08452 - REC AREA EQUIPMENT	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$500.00
08453 - REC-ACCESS CARDS	\$2,475.00	\$3,300.00	\$4,500.00	\$1,200.00	\$2,000.00
08459 - REC. AREA-FITNESS CNTR MAINT	\$866.70	\$1,155.60	\$1,500.00	\$344.40	\$1,000.00
08460 - REC. AREA-CONTINGENCY IMPROV	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$100.00
08500 - REC. AREA-LIFE SAFETY MONITOR	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$50.00
<b>TOTAL RECREATION AREA EXPENSES</b>	<b>\$270,089.65</b>	<b>\$362,832.72</b>	<b>\$336,269.64</b>	<b>(\$26,563.08)</b>	<b>\$377,336.00</b>
<b>GATE HOUSE EXPENSES</b>					
08051 - GATEHOUSE-ELECTRIC	\$2,545.66	\$3,394.21	\$3,200.00	(\$194.21)	\$3,120.00
08052 - GATEHOUSE INTERNET	\$4,350.12	\$5,800.16	\$1,500.00	(\$4,300.16)	\$6,000.00
08053 - GATEHOUSE BARCODES	\$5,082.50	\$6,776.67	\$5,000.00	(\$1,776.67)	\$7,000.00
08054 - GATE REPAIRS	\$4,841.47	\$6,455.29	\$7,000.00	\$544.71	\$10,000.00
08055 - GATEHOUSE REPAIRS & MAINT.	\$3,796.05	\$5,061.40	\$4,000.00	(\$1,061.40)	\$2,000.00
08056 - GATEHOUSE PRESSURE CLEANING	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$4,000.00
08057 - GATEHOUSE WATER/SEWER	\$118.58	\$158.11	\$150.00	(\$8.11)	\$180.00
08059 - GATE STAFF PORTAL TECH PKG	\$99,543.03	\$132,724.04	\$124,342.40	(\$8,381.64)	\$110,000.00
<b>TOTAL GATE HOUSE EXPENSES</b>	<b>\$120,277.41</b>	<b>\$166,369.88</b>	<b>\$151,192.40</b>	<b>(\$15,177.48)</b>	<b>\$142,300.00</b>
<b>RESERVES</b>					
09745 - GENERAL RESERVES	\$173,980.53	\$231,974.04	\$231,974.00	(\$0.04)	\$291,447.00
<b>TOTAL RESERVES</b>	<b>\$173,980.53</b>	<b>\$231,974.04</b>	<b>\$231,974.00</b>	<b>(\$0.04)</b>	<b>\$291,447.00</b>
<b>TOTAL EXPENSES</b>	<b>\$1,643,839.14</b>	<b>\$2,199,640.93</b>	<b>\$2,135,878.04</b>	<b>(\$63,762.89)</b>	<b>\$2,321,424.00</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(\$25,497.13)</b>	<b>(\$41,851.59)</b>	<b>\$0.00</b>	<b>(\$41,851.59)</b>	<b>\$0.00</b>

*George Russell*  
Board President

# Townpark Master Association, Inc.

## 2026 Budget (1,182 Homes)

January 1, 2026 through December 31, 2026

ACCOUNT	Quarterly Maintenance Fee DESCRIPTION	2025				2026
		Sep YTD	Annualized Estimate	Approved Budget	Variance	Proposed Budget
				\$ 449.00		\$ 491.00
<b>INCOME</b>						
05000 - ASSESSMENT INCOME		\$1,587,827.88	\$2,117,103.84	\$2,120,518.04	(\$3,414.20)	\$2,321,424.00
05007 - GATE BAR CODE INCOME		\$4,632.92	\$6,177.23	\$0.00	\$6,177.23	\$0.00
05012 - ACCESS CARD/WRISTBAND		\$2,396.00	\$3,194.67	\$0.00	\$3,194.67	\$0.00
05026 - WORKING CAPITAL TRANSFER		\$11,520.00	\$15,360.00	\$15,360.00	\$0.00	\$0.00
05500 - APP/SCREENING FEES		\$65.00	\$86.67	\$0.00	\$86.67	\$0.00
05501 - LATE CHARGES		\$3,725.00	\$4,966.67	\$0.00	\$4,966.67	\$0.00
05509 - SOCIAL EVENT INCOME		\$2,985.50	\$3,980.67	\$0.00	\$3,980.67	\$0.00
05530 - BANK INTEREST INCOME		\$521.70	\$695.60	\$0.00	\$695.60	\$0.00
05535 - DELIQ OWNER INTEREST		\$4,442.62	\$5,923.49	\$0.00	\$5,923.49	\$0.00
05570 - MISC INCOME		\$225.39	\$300.52	\$0.00	\$300.52	\$0.00
<b>TOTAL INCOME</b>		<b>\$1,618,342.01</b>	<b>\$2,157,789.35</b>	<b>\$2,135,878.04</b>	<b>\$21,911.31</b>	<b>\$2,321,424.00</b>
<b>GENERAL EXPENSES</b>						
07110 - ELECTRIC		\$17,436.48	\$23,248.64	\$26,000.00	\$2,751.36	\$27,040.00
07214 - LANDSCAPE CONTRACT		\$262,171.80	\$349,562.40	\$350,097.00	\$534.60	\$297,672.00
07238 - PEST/FERT/ANT CONTROL		\$81,069.00	\$108,092.00	\$137,284.00	\$29,192.00	\$59,070.00
07241 - PRESSURE CLEANING		\$1,450.00	\$10,500.00	\$10,500.00	\$0.00	\$12,500.00
07309 - HOLIDAY LIGHTING		\$0.00	\$18,582.00	\$21,523.00	\$2,941.00	\$22,900.00
07311 - MAINTENANCE SUPPLIES		\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$100.00
07410 - GENERAL REPAIRS & MAINT.		\$26,184.85	\$29,858.81	\$7,500.00	(\$22,358.81)	\$31,000.00
07415 - LANDSCAPE ANNUALS/ENTRY		\$2,520.00	\$2,520.00	\$2,000.00	(\$520.00)	\$2,600.00
07416 - MULCH		\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	\$31,000.00
07417 - LANDSCAPE REPLACEMENT		\$5,815.00	\$7,753.33	\$3,000.00	(\$4,753.33)	\$28,000.00
07419 - TREE TRIMMING		\$38,844.00	\$38,844.00	\$34,800.00	(\$4,044.00)	\$39,200.00
07420 - GROUNDS REPAIRS & MAINT		\$7,318.00	\$9,757.33	\$3,000.00	(\$6,757.33)	\$10,000.00
07431 - TRADITION IRRIGATION MASTER		\$240,312.68	\$320,416.91	\$323,097.00	\$2,680.09	\$384,460.00
07432 - IRRIGATION CONTRACT		\$9,288.00	\$12,384.00	\$12,384.00	\$0.00	\$12,879.00
07434 - ELECTRICAL SUPPLIES/REPAIRS		\$16,256.61	\$26,256.61	\$6,000.00	(\$20,256.61)	\$8,100.00
07440 - IRRIGATION SUPPLIES/REPAIRS		\$6,966.75	\$9,289.00	\$13,000.00	\$3,711.00	\$10,000.00
07458 - SIGNAGE MAINT/REPAIR		\$65.00	\$86.67	\$500.00	\$413.33	\$100.00
09001 - ADMINISTRATIVE SALARIES		\$122,491.38	\$163,321.84	\$168,171.00	\$4,849.16	\$173,216.00
09010 - ACCOUNTING/AUDIT		\$3,575.00	\$5,500.00	\$5,500.00	\$0.00	\$5,500.00
09012 - LEGAL SERVICES		\$11,976.03	\$15,968.04	\$15,000.00	(\$968.04)	\$20,000.00
09015 - MANAGEMENT FEE		\$62,072.19	\$82,762.92	\$82,763.00	\$0.08	\$85,490.00
09030 - OFFICE SUPPLIES		\$8,203.92	\$10,938.56	\$3,500.00	(\$7,438.56)	\$12,000.00
09031 - PRINTING & POSTAGE		\$4,065.54	\$5,420.72	\$5,000.00	(\$420.72)	\$7,000.00
00032 - APPLICATION SCREENING EXPENSES		\$4,015.15	\$4,015.15	\$500.00	(\$3,515.15)	\$4,000.00
09071 - INSURANCE		\$101,276.52	\$135,035.36	\$141,000.00	\$5,964.64	\$171,460.00
09075 - LICENSE, FEES & PERMITS		\$3,125.00	\$3,125.00	\$1,200.00	(\$1,925.00)	\$3,200.00
09093 - MISCELLANEOUS EXPENSE		\$225.00	\$225.00	\$1,500.00	\$1,275.00	\$1,500.00
09094 - MEETING EXPENSES		\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00
09096 - CORPORATE ANNUAL REPORT		\$0.00	\$0.00	\$123.00	\$123.00	\$123.00
09097 - CONTINGENCY		\$0.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00
09150 - BAD DEBT EXPENSE		\$12,767.65	\$15,000.00	\$7,500.00	(\$7,500.00)	\$15,000.00
09160 - RECOVERY OF PRIOR YEAR DEFICIT		\$0.00	\$0.00	\$0.00	\$0.00	\$35,231.00
<b>TOTAL GENERAL EXPENSES</b>		<b>\$1,079,491.55</b>	<b>\$1,438,464.29</b>	<b>\$1,416,442.00</b>	<b>(\$22,022.29)</b>	<b>\$1,510,341.00</b>
<b>RECREATION AREA EXPENSES</b>						
08010 - REC. AREA - SALARIES & WAGES		\$59,667.48	\$79,556.64	\$69,413.64	(\$10,143.00)	\$85,000.00
08030 - REC. AREA-OFFICE SUPPLIES EXP		\$0.00	\$0.00	\$4,500.00	\$4,500.00	\$0.00
08034 - REC. AREA-OFFICE EQUIPMENT LEASE		\$77.03	\$102.71	\$500.00	\$397.29	\$0.00
08035 - REC. AREA-STORAGE UNIT		\$4,315.13	\$5,753.51	\$5,500.00	(\$253.51)	\$5,500.00
08093 - REC. AREA - MISCELLANEOUS EXP.		\$6,558.84	\$6,558.84	\$2,000.00	(\$4,558.84)	\$7,000.00
08110 - REC. AREA-ELECTRIC (1)		\$36,644.29	\$48,859.05	\$56,500.00	\$7,640.95	\$51,000.00
08112 - REC. AREA-WATER/ SEWER (2)		\$13,424.10	\$17,898.80	\$17,500.00	(\$398.80)	\$18,200.00

