

Townpark Master Association, Inc.

2026 Budget (1,182 Homes)

January 1, 2026 through December 31, 2026

	2025				2026 Proposed Budget
	Sep YTD	Annualized Estimate	Approved Budget	Variance	
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
TOTAL RECREATION AREA EXPENSES	\$270,089.65	\$362,832.72	\$336,269.64	(\$26,563.08)	\$377,336.00

GATE HOUSE EXPENSES

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
TOTAL GATE HOUSE EXPENSES	\$120,277.41	\$166,369.88	\$151,192.40	(\$15,177.48)	\$142,300.00

RESERVES

09745 - GENERAL RESERVES	\$173,980.53	\$231,974.04	\$231,974.00	(\$0.04)	\$291,447.00
TOTAL RESERVES	\$173,980.53	\$231,974.04	\$231,974.00	(\$0.04)	\$291,447.00
TOTAL EXPENSES	\$1,643,839.14	\$2,199,640.93	\$2,135,878.04	(\$63,762.89)	\$2,321,424.00
NET SURPLUS (DEFICIT)	(\$25,497.13)	(\$41,851.59)	\$0.00	(\$41,851.59)	\$0.00



George Russell
Board President

Townpark Master Association, Inc.

2026 Budget (1,182 Homes)

January 1, 2026 through December 31, 2026

ACCOUNT	DESCRIPTION	2025				2026 Proposed Budget
		Sep YTD	Annualized Estimate	Approved Budget	Variance	
		\$	449.00	\$	491.00	
INCOME						
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	
TOTAL INCOME	\$1,618,342.01	\$2,157,789.35	\$2,135,878.04	\$21,911.31	\$2,321,424.00	
GENERAL EXPENSES						
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	
TOTAL GENERAL EXPENSES	\$1,079,491.55	\$1,438,464.29	\$1,416,442.00	(\$22,022.29)	\$1,510,341.00	
RECREATION AREA EXPENSES						
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	

