Waggoner Park

Association 2026 Annual Budget

INCOME	2026 Budget	Notes
Late Fee	$25,000	Assessments to encourage timely payment of fees.
Administrative Income	**$25,000**	**Subtotal**
Operating Dues	$1,731,303	Funds collected by the association from homeowner dues.
Assessment Revenue	**$1,731,303**	**Subtotal**
TOTAL INCOME	**$1,756,303**	

OPERATING EXPENSES	2026 Budget	Notes
Income Tax	$20,974	Taxes on non-exempt income.
Administrative	$12,700	Costs for portal access and other various administrative costs
Printing and Copies	$6,500	Costs for office expenses associated with printing and copies.
Postage and Delivery	$3,200	Costs associated with association mailings.
Administrative Expenses	**$43,374**	**Subtotal**
Accounting	$575	Cost for preparation of tax return and contractor 1099s.
Legal	$10,128	Costs incurred for legal services necessary to support and protect the association's interests.
Association Management	$104,342	Professional property management.
Security	$50,000	Costs associated with association security services.
Professional Services	**$165,045**	**Subtotal**
Insurance Expense	$166,612	Pays for property, liability, and other insurance policies that protect the community.
Insurance	**$166,612**	**Subtotal**
Landscaping	$194,219	Lawn care service including mowing, trimming, fertilization, mulching, etc.
General Grounds	$35,000	Costs for general upkeep of the property.
Trees	$2,000	Costs associated with tree care in the common elements.
Pond	$3,200	Costs associated with pond maintenance and upkeep.
Snow Removal	$95,000	Costs associated with snow removal and ice treatments.
Landscaping/Grounds	**$329,419**	**Subtotal**
Clubhouse Maintenance	$5,150	Repairs and preventative maintenance to association amenities.
Clubhouse Supplies	$2,500	Supplies needed for maintaining and cleaning the clubhouse and fitness centers.
Clubhouse Cleaning	$27,295	Costs associated with amenity cleaning services.
Pool	$50,000	Cost for pool opening, closing, upkeep.
Clubhouse/Pool	**$84,945**	**Subtotal**
Electric Repair	$4,000	Repairs needed for common area electric amenities.
Plumbing Repair	$26,000	Plumbing repairs for common areas.
HVAC	$1,000	Costs associated with association HVAC services.
Pest Control	$3,000	Costs associated with repairs to the pest control for the common elements.
Roof and Gutter	$5,200	Costs associated with repairs to the roofs and gutters.
Supplies	$4,800	Costs for materials associated with repairs and preventative maintenance.
Fire Equipment	$250	Costs associated with fire prevention equipment.
Repairs and Maintenance	**$44,250**	**Subtotal**
Transfer to Reserve	$812,000	Funds transferred to reserve accounts for future capital repairs and improvements.
Reserves	**$812,000**	**Subtotal**
Gas	$2,979	Costs associated with association gas utility usage.
Electric	$28,707	Costs associated with association electric utility usage.
Water	$401,975	Costs associated with association water utility usage.
Water Reimbursement	-$401,975	Repayment of homeowner water utility expenses.
Refuse Removal	$78,170	Costs associated with association refuse removal services.
Internet	$800	Costs associated with association internet services.
Utilities	**$110,657**	**Subtotal**
TOTAL EXPENSES	**$1,756,303**	

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Administrative Expenses - $43,374
Income Tax, Administrative, Printing and Copies, Postage and Delivery

Professional Services - $165,045
Accounting, Legal, Association Management, Security

Insurance - $166,612
Insurance Expense

Landscaping/Grounds - $329,419
Landscaping, General Grounds, Trees, Pond, Snow Removal

Clubhouse/Pool - $84,945
Clubhouse Maintenance, Clubhouse Supplies, Clubhouse Cleaning, Pool

Repairs and Maintenance - $44,250
Electric Repair, Plumbing Repair, HVAC, Pest Control, Roof and Gutter, Supplies, Fire Equipment

Reserves - $812,000
Transfer to Reserve

Utilities - $110,657
Gas, Electric, Water, Water Reimbursement, Refuse Removal, Internet

Budget Allocation by Category



