

Fenwick Homeowners Association - 2027 Budget
Prepared by Fenwick Budget Committee and Maintenance Committee

	2025 Total Expenses	2026 Expenses as of Aug. 31	2027 Budget	2026-2027 Notes on Changes
Insurance & Taxes	\$ 18,245	\$ 17,283	\$ 20,000	Increase on property taxes/insurance
Management Company Fees	\$ 9,923	\$ 6,946	\$ 10,942	5% increase annually
Social Activities	\$ 3,449	\$ 255	\$ 3,000	
Legal & Professional Fees	\$ 4,441	\$ 1,874	\$ 3,000	Legal action on unpaid dues forthcoming
Other Administrative Expenses	\$ 7,708	\$ 5,153	\$ 9,325	Mailings, violations, uncollectible accts
Total Administrative Expenses	\$ 43,766	\$ 31,510	\$ 46,267	
Clubhouse Repairs, Improvements	\$ 4,884	\$ 3,222	\$ 3,000	
Clubhouse Cleaning & Dumpster	\$ 2,869	\$ 3,700	\$ 3,400	New contract for 2026-27
Playground & Storage Rental	\$ 6,516	\$ 5,863	\$ 6,500	Add playground mulch again for 3rd year
Total Clubhouse Operation & Maintenance	\$ 14,268	\$ 12,786	\$ 12,900	CH management paid by rentals revenue
Mowing, Fertilizer, Flowerbeds	\$ 111,332	\$ 84,403	\$ 131,256	New contract for 2027-28
Tree & Debris Haul-off	\$ 20,800	\$ 20,947	\$ 40,000	Continue to clear creek overgrowth, dead trees
Ponds & Creek Maintenance	\$ 7,036	\$ 5,780	\$ 8,700	
Lighting & Electrical Maintenance	\$ 4,889	\$ 1,295	\$ 5,000	Includes holiday lights labor
Irrigation/Sprinklers Maintenance	\$ 1,237	\$ 9,653	\$ 4,000	2026: Well damaged by clubhouse
Pathway Maintenance	\$ -	\$ -	\$ 1,000	
Tree/Shrub Maintenance	\$ -	\$ 1,997	\$ 2,000	Bagworms, poison ivy, etc. 2025 paid in 2024
Brick Wall Perimeter Repair	\$ 8,036	\$ -	\$ 5,000	
Required Maintenance Budgeted	\$ 54,250	\$ -	\$ 10,000	2024: Erosion correction
Total Landscaping & Grounds	\$ 207,580	\$ 124,075	\$ 206,956	
Pool Management & Monitors	\$ 14,844	\$ 15,435	\$ 17,100	Final payments in September
Pool Cleaning & Chemicals	\$ 14,133	\$ 9,512	\$ 13,000	Final payments in September
Pool Repairs, Supplies, Licenses	\$ 42,496	\$ 1,584	\$ 5,100	2025: Resurfaced pool; 2027: fix floor, handles
Total Pool Maintenance and Operation	\$ 71,473	\$ 26,531	\$ 35,200	
Total Utilities	\$ 27,866	\$ 21,505	\$ 24,100	Electric, water, gas, phone/wifi, CH dumpster
Mandatory Reserve Assessment	\$ 93,369	\$ 96,878	\$ 83,733	For large replacements & pond dredging
Total Expenses	\$ 458,321	\$ 313,285	\$ 417,724	
Carryover from Previous Year	\$ -	\$ (19,000)	\$ (10,000)	
Total	\$ 458,321	\$ 313,285	\$ 407,724	Expenses divided by 713 homes/lots
Assessment for Year	\$ 560.00	\$ 560.00	\$ 560.00	Dues in 2027