

Fenwick Homeowners Association - 2026 Budget
Prepared by Fenwick Budget Committee and Maintenance Committee

	2024 Total Expenses	2025 Budget	2025 Expenses as of Aug. 31	2026 Budget	2025-2026 Notes on Changes
Insurance & Taxes	\$ 15,627	\$ 16,000	\$ 15,065	\$ 18,800	Increase expected on property taxes/insurance
Management Company Fees	\$ 9,706	\$ 9,925	\$ 6,615	\$ 10,421	5% increase annually
Social Activities	\$ 3,194	\$ 3,000	\$ 1,217	\$ 3,000	
Legal & Professional Fees	\$ 3,545	\$ 3,000	\$ 1,007	\$ 3,000	Legal action on unpaid dues forthcoming
Other Administrative Expenses	\$ 9,000	\$ 7,825	\$ 5,155	\$ 9,325	Mailings, violations, uncollectible accts
Total Administrative Expenses	\$ 41,073	\$ 39,750	\$ 29,058	\$ 44,546	
Clubhouse Repairs, Improvements	\$ -	\$ 2,000	\$ -	\$ 2,000	Roofing repairs by Insurance
Clubhouse Cleaning	\$ 692	\$ 750	\$ 591	\$ 750	
Playground & Storage Rental	\$ 4,858	\$ 3,700	\$ 6,052	\$ 2,500	Replace mulch; move to smaller unit
Total Clubhouse Operation & Maintenance	\$ 5,550	\$ 6,450	\$ 6,643	\$ 5,250	CH management paid by rentals revenue
Mowing, Fertilizer, Flowerbeds	\$ 114,902	\$ 118,200	\$ 71,265	\$ 125,200	New vendor and contract for 2025-2026
Tree & Debris Haul-off	\$ 6,220	\$ 41,712	\$ 20,800	\$ 44,000	Clean up creek overgrowth, dead trees
Ponds & Creek Maintenance	\$ 7,925	\$ 7,000	\$ 6,492	\$ 10,500	2026: Restock fish in ponds
Lighting & Electrical Maintenance	\$ 6,065	\$ 7,500	\$ 2,057	\$ 6,500	Holiday lights labor; 2025: entrance lights coming
Irrigation/Sprinklers Maintenance	\$ 5,805	\$ 4,750	\$ 1,237	\$ 5,000	
Pathway Maintenance & Trash	\$ 3,187	\$ 4,000	\$ -	\$ 4,000	Asphalt trail section(s) to be repaired
Tree/Shrub Maintenance	\$ 8,158	\$ 2,000	\$ -	\$ 2,000	Bagworms, poison ivy, etc. 2025 paid in 2024
Brick Wall Perimeter Repair	\$ 12,000	\$ 5,000	\$ 8,036	\$ 5,000	
Required Maintenance Budgeted	\$ 42,936	\$ 10,620	\$ -	\$ 10,000	2024: Erosion correction
Total Landscaping & Grounds	\$ 207,199	\$ 200,782	\$ 109,887	\$ 212,200	
Pool Management & Monitors	\$ 16,333	\$ 17,100	\$ 13,965	\$ 17,100	Final payments in September
Pool Cleaning & Chemicals	\$ 13,848	\$ 13,000	\$ 9,854	\$ 13,000	Final payments in September
Pool Repairs, Supplies, Licenses	\$ 2,987	\$ 5,625	\$ 41,219	\$ 5,550	2025: Resurfaced pool
Total Pool Maintenance and Operation	\$ 33,169	\$ 35,725	\$ 65,039	\$ 35,650	
Total Utilities	\$ 18,858	\$ 23,200	\$ 25,047	\$ 23,200	Electric, water, gas, phone/wifi, dumpster
Mandatory Reserve Assessment	\$ 79,692	\$ 93,369	\$ 93,369	\$ 96,878	For large replacements & pond dredging
Total Expenses	\$ 385,539	\$ 399,276	\$ 329,042	\$ 417,724	
Carryover from Previous Year	\$ (20,000)	\$ -	\$ -	\$ (19,000)	
Total	\$ 365,539	\$ 399,276	\$ 329,042	\$ 398,724	Expenses divided by 713 homes/lots
Assessment for Year	\$ 490.00	\$ 560.00		\$ 560.00	Dues in 2026