

Serenade Community Association, Inc

2026 Approved Annual Budget

	2025	2026	% Variance
Income			
Assessment Revenue			
301 - Master Assessment	167,256.00	167,256.00	.00 %
302 - Townes Assessment	127,908.00	127,116.00	(.62) %
303 - Manors Assessment	48,480.00	48,480.00	.00 %
305 - Special Assessments	34,560.00	34,560.00	.00 %
Total Assessment Revenue	378,204.00	377,412.00	(.21) %
Other Revenue			
338 - Master Initiation Fee	9,000.00	-	(100.00) %
340 - Townes Initiation Fees	6,300.03	6,300.03	.00 %
390 - Transfer from Operating	30,000.00	-	(100.00) %
Total Other Revenue	45,300.03	6,300.03	(86.09) %
Total Income	423,504.03	383,712.03	(9.40) %
Expense			
General & Admin			
450 - Management Fee	11,655.00	11,655.00	.00 %
460 - Insurance - Property & Liability	1,911.30	2,591.00	35.56 %
465 - D&O Insurance	1,149.12	1,122.00	(2.36) %
467 - Fidelity Bond	598.00	598.00	.00 %
468 - Insurance - Umbrella	750.00	800.00	6.67 %
469 - Insurance - Townes Units	64,680.60	63,335.00	(2.08) %
470 - Legal Fees	5,500.00	1,711.00	(68.89) %
481 - Accounting Services	265.00	285.00	7.55 %
529 - Misc. Administrative Expenses	3,300.00	3,300.00	.00 %
532 - Federal Income Taxes	66.00	700.00	960.61 %
534 - State Income Taxes	15.00	120.00	700.00 %
538 - Property Taxes	250.00	10.00	(96.00) %
575 - Master Association Dues	5,900.00	5,900.00	.00 %
Total General & Admin	96,040.02	92,127.00	(4.07) %

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Landscaping			
600 - Landscape - Common Area	26,580.00	26,796.00	.81 %
Townes Operating	9,300.00	9,300.00	.00 %
Operating	17,280.00	17,496.00	1.25 %
601 - Landscape - Single Family	34,560.00	34,560.00	.00 %
610 - Ground Cover - Common Area	13,600.00	16,020.00	17.79 %
Townes Operating	3,600.00	3,600.00	.00 %
Operating	10,000.00	12,420.00	24.20 %
625 - Flowers	7,000.00	9,200.00	31.43 %
634 - Miscellaneous Landscape	1,350.00	1,685.60	24.86 %
Townes Operating	350.00	685.60	95.89 %
Operating	1,000.00	1,000.00	.00 %
640 - Landscape Improvements	4,150.00	4,150.00	.00 %
Townes Operating	350.00	350.00	.00 %
Operating	3,800.00	3,800.00	.00 %
644 - Landscape Improvements	3,500.00	3,500.00	.00 %
Total Landscaping	90,740.00	95,911.60	5.70 %
Townhome Services			
490 - Termite Bond / Pest Control	5,549.00	5,949.00	7.21 %
491 - Termite Bond-TH	3,341.00	3,475.00	4.01 %
735 - Exterior Maintenance - Townhomes	18,378.40	18,378.40	.00 %
740 - Fire Sprinkler Monitoring & Annual Inspections	5,900.00	5,380.00	(8.81) %
Townes Operating	1,700.00	1,700.00	.00 %
Operating	4,200.00	3,680.00	(12.38) %
Total Townhome Services	33,168.40	33,182.40	.04 %
Utilities			
400 - Electricity	1,920.00	1,996.00	3.96 %
405 - Electricity - Street Lights	22,583.58	23,487.00	4.00 %
407 - Electricity - Amenity	6,100.00	6,100.00	.00 %
409 - Electricity - Townes Riser Rooms	3,385.01	1,440.01	(57.46) %
Townes Operating	.01	.01	.00 %
Operating	3,385.00	1,440.00	(57.46) %
410 - Water / Irrigation - Common Area	9,700.01	10,100.01	4.12 %
Townes Operating	.01	.01	.00 %
Operating	9,700.00	10,100.00	4.12 %
415 - Water - Amenity	1,600.00	400.00	(75.00) %
630 - Irrigation - Maintenance & Repair	5,000.01	5,000.01	.00 %
Townes Operating	.01	.01	.00 %
Operating	5,000.00	5,000.00	.00 %
666 - Pool Telephone	842.00	940.00	11.64 %
Total Utilities	51,130.61	49,463.03	(3.26) %

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Maintenance			
647 - Entry Gates - Maintenance & Repair	22,050.00	4,000.00	(81.86) %
770 - Underground Detention	525.00	525.00	.00 %
777 - Cameras	4,800.00	4,900.00	2.08 %
789 - General Maintenance & Repair	2,500.00	2,500.00	.00 %
Townes Operating	300.00	300.00	.00 %
Operating	2,200.00	2,200.00	.00 %
Total Maintenance	29,875.00	11,925.00	(60.08) %
Amenities			
430 - Sanitation	1,788.00	1,922.00	7.49 %
492 - Pest Control	3,112.00	3,231.00	3.82 %
Townes Operating	2,208.00	2,292.00	3.80 %
Operating	904.00	939.00	3.87 %
648 - Access System	1,300.00	1,300.00	.00 %
650 - Pool Service	8,000.00	9,000.00	12.50 %
654 - Pool Supplies/Repair	2,200.00	3,000.00	36.36 %
656 - Pool Permit	550.00	550.00	.00 %
658 - Pool Furniture	500.00	7,000.00	1,300.00 %
Total Amenities	17,450.00	26,003.00	49.01 %
Social			
590 - Social	3,000.00	3,000.00	.00 %
Total Social	3,000.00	3,000.00	.00 %
Reserve			
800 - Transfer to Reserves	72,100.00	72,100.00	.00 %
Townes Operating	30,000.00	30,000.00	.00 %
Operating	42,100.00	42,100.00	.00 %
Total Reserve	72,100.00	72,100.00	.00 %
Total Expense	393,504.03	383,712.03	(2.49) %