# 2026 Charleston Mills Townhome Association Budget | Charleston Mills Townhome Association - Association level | FY2026

The Arena Group
P.O. Box 276
Wellborn, TX 77881

As of 1/16/2026

| Account | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | FY 2026 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Income** | | | | | | | | | | | | | |
| Convenience Fee | 29.00 | 29.00 | 30.00 | 30.00 | 29.00 | 30.00 | 30.00 | 60.00 | 60.00 | 60.00 | 60.00 | 60.00 | $507.00 |
| Regular Assessment Income | 13,440.00 | 13,440.00 | 13,440.00 | 13,440.00 | 13,440.00 | 13,440.00 | 13,440.00 | 25,240.00 | 25,240.00 | 25,240.00 | 25,240.00 | 25,240.00 | $220,280.00 |
| Transfer Fee Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,850.00 | 8,555.00 | 0.00 | 0.00 | 0.00 | 0.00 | $17,405.00 |
| **Total for Income** | **13,469.00** | **13,469.00** | **13,470.00** | **13,470.00** | **13,469.00** | **13,470.00** | **22,320.00** | **33,855.00** | **25,300.00** | **25,300.00** | **25,300.00** | **25,300.00** | **$238,192.00** |
| **Expenses** | | | | | | | | | | | | | |
| INSURANCE EXPENSES | | | | | | | | | | | | | |
| D&O Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,343.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | $1,343.00 |
| General Liability/Common Areas | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,580.00 | 0.00 | 0.00 | 0.00 | 0.00 | $5,580.00 |
| **Subtotal for INSURANCE EXPENSES** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **1,343.00** | **0.00** | **5,580.00** | **0.00** | **0.00** | **0.00** | **0.00** | **$6,923.00** |
| LANDSCAPING / IRRIGATION | | | | | | | | | | | | | |
| Irrigation Repairs / Monitoring | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 | $2,400.00 |
| Landscaping/Turf Cutting/Tree Pruning/Weed Control | 2,644.55 | 2,644.55 | 2,644.55 | 2,644.55 | 2,644.55 | 2,644.55 | 2,644.55 | 5,289.00 | 5,289.00 | 5,289.00 | 5,289.00 | 5,289.00 | $44,956.85 |
| Pest Control - Association | 340.12 | 340.12 | 340.12 | 340.12 | 340.12 | 340.12 | 340.12 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | $2,380.84 |
| Tree Removal | 250.00 | 0.00 | 250.00 | 0.00 | 250.00 | 0.00 | 250.00 | 0.00 | 250.00 | 0.00 | 250.00 | 0.00 | $1,500.00 |
| Weed/Pest Control | 0.00 | 0.00 | 0.00 | 839.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,110.00 | 0.00 | 0.00 | 0.00 | $1,949.00 |
| **Subtotal for LANDSCAPING / IRRIGATION** | **3,434.67** | **3,184.67** | **3,434.67** | **4,023.67** | **3,434.67** | **3,184.67** | **3,434.67** | **5,489.00** | **6,849.00** | **5,489.00** | **5,739.00** | **5,489.00** | **$53,186.69** |
| Legal | 0.00 | 0.00 | 0.00 | 750.00 | 0.00 | 0.00 | 0.00 | 0.00 | 750.00 | 0.00 | 0.00 | 0.00 | $1,500.00 |
| MANAGEMENT FEES | | | | | | | | | | | | | |
| HOA Management Fees | 762.50 | 762.50 | 762.50 | 762.50 | 762.50 | 762.50 | 762.50 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | 1,500.00 | $12,837.50 |
| Mgmt Maintenance Fees | 165.00 | 165.00 | 165.00 | 165.00 | 165.00 | 165.00 | 165.00 | 165.00 | 165.00 | 165.00 | 165.00 | 165.00 | $1,980.00 |
| Transfer Fee Expense | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8,850.00 | 8,555.00 | 0.00 | 0.00 | 0.00 | 0.00 | $17,405.00 |
| **Subtotal for MANAGEMENT FEES** | **927.50** | **927.50** | **927.50** | **927.50** | **927.50** | **927.50** | **9,777.50** | **10,220.00** | **1,665.00** | **1,665.00** | **1,665.00** | **1,665.00** | **$32,222.50** |
| Postage/Printing/Supplies | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | 10.00 | $120.00 |
| REPAIRS & MAINTENANCE | | | | | | | | | | | | | |
| Debris/Trash Removal | 632.50 | 632.50 | 632.50 | 632.50 | 632.50 | 632.50 | 632.50 | 1,311.00 | 1,311.00 | 1,311.00 | 1,311.00 | 1,311.00 | $10,982.50 |
| Fence & Gate Repair | 0.00 | 0.00 | 60.00 | 0.00 | 0.00 | 60.00 | 0.00 | 0.00 | 60.00 | 0.00 | 0.00 | 60.00 | $240.00 |
| Flags / Signs | 0.00 | 0.00 | 0.00 | 1,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | $1,500.00 |
| Pool Maintenance/Repairs/Cleaning | 0.00 | 0.00 | 0.00 | 1,100.00 | 965.00 | 965.00 | 1,950.00 | 1,100.00 | 2,035.00 | 1,650.00 | 1,220.00 | 640.00 | $11,625.00 |
| Pool Supplies/Permits | 0.00 | 0.00 | 0.00 | 0.00 | 250.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | $250.00 |
| Roll-Off Rental | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,200.00 | 1,200.00 | 0.00 | 0.00 | 0.00 | $2,400.00 |
| **Subtotal for REPAIRS & MAINTENANCE** | **632.50** | **632.50** | **692.50** | **3,232.50** | **1,847.50** | **1,657.50** | **2,582.50** | **3,611.00** | **4,606.00** | **2,961.00** | **2,531.00** | **2,011.00** | **$26,997.50** |
| Security / Patrol | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,000.00 | $1,000.00 |

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As of 1/16/2026

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Software & Apps | 30.00 | 30.00 | 550.00 | 30.00 | 30.00 | 30.00 | 30.00 | 360.00 | 60.00 | 60.00 | 60.00 | 60.00 | $1,330.00 |
| UTILITIES | | | | | | | | | | | | | |
| BTU Electricity | 55.00 | 55.00 | 55.00 | 55.00 | 55.00 | 55.00 | 55.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | $835.00 |
| Cable / Internet | 3,660.00 | 3,660.00 | 3,660.00 | 3,660.00 | 3,660.00 | 3,660.00 | 3,660.00 | 7,200.00 | 7,200.00 | 7,200.00 | 7,200.00 | 7,200.00 | $61,620.00 |
| Wellborn Water | 400.00 | 400.00 | 400.00 | 800.00 | 550.00 | 550.00 | 550.00 | 700.00 | 700.00 | 700.00 | 700.00 | 600.00 | $7,050.00 |
| **Subtotal for UTILITIES** | **4,115.00** | **4,115.00** | **4,115.00** | **4,515.00** | **4,265.00** | **4,265.00** | **4,265.00** | **7,990.00** | **7,990.00** | **7,990.00** | **7,990.00** | **7,890.00** | **$69,505.00** |
| **Total for Expenses** | **9,149.67** | **8,899.67** | **9,729.67** | **13,488.67** | **10,514.67** | **11,417.67** | **20,099.67** | **33,260.00** | **21,930.00** | **18,175.00** | **17,995.00** | **18,125.00** | **$192,784.69** |
| **Net Operating Income** | **4,319.33** | **4,569.33** | **3,740.33** | **-18.67** | **2,954.33** | **2,052.33** | **2,220.33** | **595.00** | **3,370.00** | **7,125.00** | **7,305.00** | **7,175.00** | **$45,407.31** |
| **Non-operating Income** | | | | | | | | | | | | | |
| **Total for Non-operating Income** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **$0.00** |
| **Non-operating Expenses** | | | | | | | | | | | | | |
| **Total for Non-operating Expenses** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **$0.00** |
| **Net Non-operating Income** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **0.00** | **$0.00** |
| **Net Income** | **4,319.33** | **4,569.33** | **3,740.33** | **-18.67** | **2,954.33** | **2,052.33** | **2,220.33** | **595.00** | **3,370.00** | **7,125.00** | **7,305.00** | **7,175.00** | **$45,407.31** |