

Mosaic TC Property Owners' Association, Inc.

2026 Adopted Annual Budget

	2025	2026
Income		
Revenue		
50000 - Maintenance Assessment Income	706,384.00	706,384.00
Total Revenue	706,384.00	706,384.00
Total Income	706,384.00	706,384.00
Expense		
Utility Expenses		
60000 - Electric	13,000.00	19,000.00
60050 - Telephone	3,000.00	3,000.00
60135 - Water	12,000.00	13,500.00
Total Utility Expenses	28,000.00	35,500.00
Grounds Maintenance		
61480 - Lake Maintenance	3,000.00	-
61550 - Storm Clean Up	-	2,000.00
63000 - Common Area Landscape Maint.	151,740.00	151,740.00
63010 - Individual Homes Landscape Maint.	252,756.00	252,756.00
63100 - Landscape Improvements & Replacements	8,000.00	8,000.00
63110 - Annuals/Flowers	8,000.00	-
63120 - Mulch	32,000.00	32,000.00
63300 - Tree Trimming & Maintenance - Common	10,000.00	5,000.00
63500 - Irrigation Maintenance	15,000.00	25,000.00
Total Grounds Maintenance	480,496.00	476,496.00
Operating Expenses		
61470 - Janitorial Services	10,000.00	15,600.00
61650 - Pressure Cleaning	10,000.00	5,000.00
62370 - Gatehouse Repairs & Supplies	5,000.00	2,500.00
62400 - General Repairs & Maintenance	5,000.00	1,500.00
62435 - Holiday Decorations & Lighting	6,000.00	6,000.00
62520 - Lighting Repairs & Supplies	4,000.00	1,500.00
62730 - Signage Repairs & Supplies	2,000.00	1,000.00
Total Operating Expenses	42,000.00	33,100.00
Access Control		
64000 - Security/Access Control Contract	55,296.00	55,296.00
Total Access Control	55,296.00	55,296.00
Administrative Expenses		
66000 - Copies/Postage/Mailing Expenses	4,000.00	4,000.00
66110 - Accounting Fees/Tax Prep (Audit/Review)	4,000.00	5,250.00
66130 - Legal Fees	3,000.00	2,451.00
66160 - Management Fees	39,984.00	44,962.00
66205 - Fees/Dues/Permits/Licenses/Taxes/Etc.	70.00	500.00
66600 - Contingency	1,380.00	1,380.00
67000 - Insurance	2,556.00	9,649.00
67040 - Insurance - Directors & Officers	1,702.00	-
67085 - Insurance-Bond	1,000.00	-
Total Administrative Expenses	57,692.00	68,192.00
Clubhouse Expenses		
60130 - Water - Clubhouse	2,400.00	2,400.00
61010 - Air Conditioning Maintenance	300.00	300.00
61060 - Building Maintenance	3,000.00	3,000.00
61098 - Court Maintenance	5,000.00	4,000.00
61190 - Fitness/Exercise Equipment Mainten.	3,000.00	3,000.00
61630 - Pool Maintenance	8,000.00	8,400.00
63105 - Landscape Replacements	5,000.00	5,000.00
63630 - Pest Control	1,200.00	1,200.00
64205 - Monitoring	3,000.00	-
66330 - Social Committee	5,000.00	-
67002 - Insurance - Clubhouse	7,000.00	10,500.00
Total Clubhouse Expenses	42,900.00	37,800.00
Total Expense	706,384.00	706,384.00
Member Quarterly Assesment		
	\$742.00	\$742.00