

## Executive Summary

### Budget Structure and 2026 Goals

The Tartan West Community Association Board has voted and approved of the 2026 operating and reserve budget. A summary of this budget is listed below. As always, the main goal of any Tartan West operating budget is to keep operating costs to a minimum while delivering the quality results that the community demands. Heading into 2026, Reserve Study components will be addressed, these include, but are not limited to, pond sediment and erosion, irrigation repairs, tree cut back work on Corazon Dr and Masonry work.

## Operating Income

<b>Homeowner Association Assessment</b>	<b>\$475,300</b>
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The Tartan West Community Association (TWCA) is comprised of seven (7) separate neighborhoods and is responsible for approximately 105 acres of open grounds located throughout the association. Maintaining the grounds and administering the association duties is divided equally among all homeowners, and it comes with a considerable cost. There is no increase in the assessments for 2026.

<b>Replacement Reserve</b>	<b>- \$100,000</b>
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The Replacement Reserve represents a portion of assessment income transferred to the reserve account for capital type projects. This funds not only current year projects, but properly funds the reserve account for future projects. The Board contracted for an updated Reserve Study in 2025, which assessed the current condition of TWCA common elements and the financial requirements to maintain and/or replace them. The study concluded that the Replacement Reserve Contribution needed to increase in 2026 and future years – For 2026, the Reserve Contribution has increased by \$24,780 from 2025.

<b>Miscellaneous</b>	<b>\$9,870</b>
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Design Fees, Late Fees, Fines, etc., increase for utility reimbursement and move in/move out fees.

<b>Total Operating Income</b>	<b>\$385,170</b>
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## Operating Expenses

<b>Landscape, Trees, and Pond Management</b>	<b>\$265,997</b>
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This category is the largest within the budget and deals with grounds and pond maintenance. The weekly grounds maintenance contract with EMI has been renewed for a three-year contract. This contract includes lawn care, landscape bed maintenance, fertilizer, leaf removal, vineyard pruning, spraying of the trees and general grounds maintenance. Large pumps located in pumphouse along Hyland-Croy regulate the amount of water in the ponds and operate the irrigation, and they are inspected and serviced monthly. The start up and winterization of the irrigation to prevent lines from freezing and breaking, miscellaneous repairs to irrigation lines and rotors are all in this category. Aqua Doc is our pond management partner, and they are responsible for repairing fountains and aerators, inspecting, and treating the ponds for algae and aquatic weeds and aggressively applying Muck Digester which is a probiotic to promote healthy pond management.

<b>Electric</b>	<b>\$55,500</b>
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There are pond pumps, pond fountains and more than 50 landscape lights located throughout the association grounds. This is the expense of powering all of them. This includes a reimbursement from The Club at Corazon; When originally developed, electric lines for powering irrigation equipment and lighting at The Club at Corazon and Tartan West were placed on the same meter.

**Administrative \$46,293**

Included in this category is the association management fee from NAI Ohio Equities, which has remained flat for 2026. Also included are legal fees for collecting delinquent assessments, consulting with architects for new build and remodeling requests, periodic audits of financial statements, and filing annual federal taxes. Administrative costs for the association also include printing and copies for the annual meeting, board meetings, contracts, and new owner mailings.

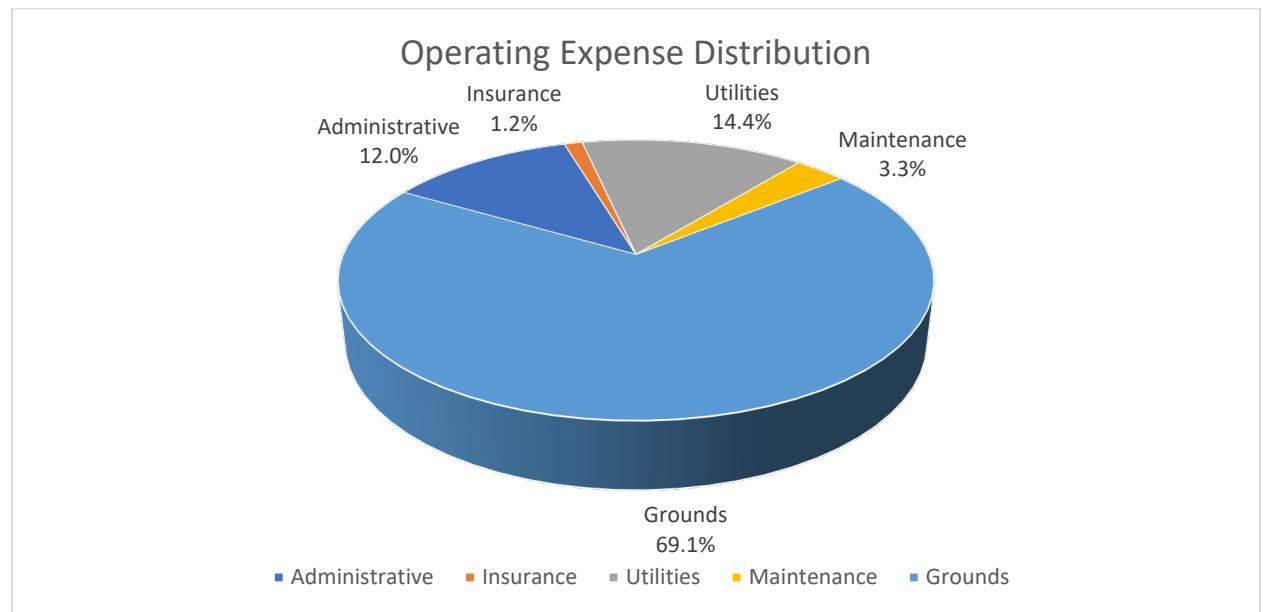
**Repair and Maintenance \$12,879**

Including but not limited to monthly inspections of all the landscape lights, repairing broken landscape light fixtures, replacing burned out light bulbs as needed, making repairs to pump house buildings and landscape structures. Also included is any pest control expense to the property such as removal of pond rodents to prevent erosion around the ponds.

**Insurance \$4,500**

Comprehensive Property Coverage, General Liability, and Directors & Officers Liability insurance all provided by American Family Insurance Company. Increase to reflect current market trends.

**Total Operating Expense \$385,170**



**Reserve Income**

<b>Replacement Reserve</b>	<b>\$100,000</b>
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The Replacement Reserve represents a portion of assessment income transferred to the reserve account for capital type projects. This funds not only current year projects, but properly funds the reserve account for future projects.

<b>Miscellaneous</b>	<b>\$4,050</b>
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Reserve Contribution Fees, Reserve Interest

<b>Total Reserve Income</b>	<b>\$104,050</b>
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**Reserve Expenses**

<b>Reserve Landscape and Irrigation Repairs</b>	<b>\$22,500</b>
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In addition to routine, contracted landscape and irrigation maintenance, necessary projects have been identified and funds have been earmarked to control pond flows, repair, and replace waterfall lights, and other projects.

<b>Additional Reserve Repairs per Reserve Study</b>	<b>\$66,385</b>
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Necessary projects have been identified and funds have been earmarked per the reserve study for pond sediment and erosion, tree cut back work on Corazon Dr, and masonry work.

<b>Total Reserve Expense</b>	<b>\$88,885</b>
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