

2026 ANNUAL BUDGET

Quiet Vines Homeowners Association
432 Callery Pear Court, Conroe, TX 77304

Approved by the Board of Directors on November 20, 2025. Fiscal year January 1 to December 31, 2026. 240 lots.

INCOME

Annual assessments, 240 lots at \$1,140	\$273,600
Late fees and interest	\$2,400
Clubhouse rental income	\$3,600
Resale certificates and transfer fees	\$4,500
Interest on reserves	\$6,200
Total income	\$290,300

OPERATING EXPENSES

Landscape maintenance, common areas and entries	\$68,400
Pool service, chemicals and repairs	\$31,200
Clubhouse cleaning, supplies and repairs	\$14,800
Electricity, water and gas	\$27,600
Insurance, property, liability and directors	\$22,900
Legal and accounting	\$9,500
Administration, postage, website and software	\$7,800
Security patrol contract	\$12,000
Trail, playground and park upkeep	\$9,600
Holiday lighting and community events	\$5,200
Contingency	\$6,300
Total operating expenses	\$215,300

RESERVE CONTRIBUTION

Transfer to reserve fund	\$75,000
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RESERVE FUND

Balance December 31, 2025	\$412,700
Planned 2026 projects: pool replaster (\$58,000), clubhouse roof (\$34,000), trail resurfacing phase 1 (\$21,000)	
Projected balance December 31, 2026	\$374,700

The 2024 reserve study recommends a funding level of \$70,000 to \$80,000 a year through 2030.
The 2026 assessment is unchanged from 2025.