



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council
MEETING DATE:	July 6, 2026
ITEM TITLE:	Consider and take appropriate action on Fiscal Year 2027 Annual Budget for the Public Improvement District #2 (Preston Manor)
STAFF INITIATOR:	Terri Robinette, City Secretary

BACKGROUND:

City and Preston Manor Management Staff have met several times over the last month to draft the proposed fiscal year 2026-2027 annual budget for the PID#2. This budget was presented to the PID Board on 6/30 and they are recommending approval by the City Council. The attached budget includes the following revenues:

PID Assessments \$486,250 – No change from 2026

Assessment per lot for M&O and Administration \$1,043.45

Preston Manor Memberships \$100,000 – this is from outside memberships including those who live in Windsor

Miscellaneous revenues totaling \$55,000 – food, key fobs, events, interest etc

Total Revenues \$641,250 – increase of \$15,000 due to interest revenue budget

The attached maintenance plan outlines repairs yet to be completed per last years inspections and costs that are included in the FY 2027 budget. Preston Manor Management has addressed all other items and those costs were covered by the current FY 2026 budget. Noteworthy expense changes include the following:

R & M Grounds \$175,500 – based on new landscape contract with no significant change from previous years plus \$23,000 for grounds maintenance per the maintenance plan submitted by Preston Manor Management, mostly upgrades at the dog park. We also have a small amount for necessary improvements to the iron fencing around the pool area.

Software Licensing \$3500 – Preston Manor Management has added the MemberSplash software to manage membership payment, check-ins, and a financial piece that makes integration with the City's Tyler Tech software more efficient.

R & M Building \$28,000 – based on outstanding items per the maintenance plan submitted by Preston Manor Management

Payroll Reimbursement \$102,500 - all employees are employed by Preston Manor Management. This item is to reimburse for payroll and payroll related expenses (FICA, WC, TWC etc) and remains the same as FY 2026

Total Expenses \$489,955

This leaves a budget surplus of \$151,295

Once this budget is approved, our PID Administrator, P3Works, will begin the draft of the annual service plan which will be presented to the Council at the August 3 Council meeting.

EXHIBITS:

FY 2027 Budget Draft

Preston Manor Management Maintenance Plan

BOARD ACTION/STAFF RECOMMENDATION:

Approve the PID#2 budget