

Springs at Cypress Plains
Budget Forecast 2026

January - December 2026

34 Homes @ \$2500.00	\$ 85,000.00
TOTAL POTENTIAL REVENUE	\$ 85,000.00
EXPENSES	
Landscaping Expenses	
Annual Common Area Landscaping	\$ 27,191.21
Annual Clubhouse Lawn Maintenance	\$ 4,361.44
Annual Lawn Maintenance (34 Homes)	\$ 50,746.02
Total Landscaping	\$ 82,298.67
Repairs & Maintenance	
Irrigation	\$ 500.00
Fence Repair	\$ 500.00
Total Maintenance Expense	\$ 1,000.00
Gate Expenses	\$ 4,000.00
Total Gate expense	\$ 4,000.00
Insurance Expense	
Liability Insurance Expense - Commercial/Fire	\$ 18,051.48
Total Insurance Expense	\$ 18,051.48
Legal and Other Professional Fees	
CPA Fees	\$ 300.00
Legal/Lien Fees	\$ 500.00
Total Legal and Other Professional Fees	\$ 800.00
Club House Expenses	
Property Tax	\$ 3,500.00
Pool Maintenance	\$ 14,000.00
Repairs & Maintenance	\$ 500.00
Utilities	\$ 9,000.00
Clubhouse Alarm Monitoring and Brivo Door System	\$ 1,625.00
Clubhouse Cleaning and Supplies	\$ 4,500.00
Total Club House Expenses	\$ 33,125.00
Office Expense	
Supplies	\$ 170.00
Postage	\$ 75.00
Total Office Expense	\$ 245.00
Other Expense	
Bank Fees (Checks)	\$ 250.00
Management Fees Expense	\$ 11,380.00
Website Expenses	\$ 600.00
HOA Signage	\$ 100.00
Maintenance Reserve Fund (34 properties @ \$175.00)	\$ 5,950.00
Total Other Expense	\$ 18,280.00
TOTAL EXPENSE	\$ 157,800.15
NET INCOME	\$ (72,800.15)

NOTES: This is a soft prediction of potential revenue and expected expenses for 2026