

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 petential revenue and expected expenses for 2026