

**Pine Creek HOA**  
**2026 Budget Forecast**

	<b>January - December 2026</b>	
37 homes at \$972.00	\$ 35,964.00	
<b>TOTAL POTENTIAL REVENUE</b>		<b>\$ 35,964.00</b>
<b>EXPENSE</b>		
Landscaping		
Annual Common Area	\$ 32,586.45	
Annual Clubhouse	\$ 4,685.74	
Tree Maintenance (common area trees)	\$ 1,000.00	
Lawn Maintenance (outside of annual scopes of work)	\$ 1,000.00	
<b>Total Landscaping</b>		<b>\$ 39,272.19</b>
Insurance Expense		
Liability, Commercial Fire including clubhouse	\$ 13,000.00	
<b>Total Insurance Expense</b>		<b>\$ 13,000.00</b>
Legal and Other Professional Fees		
CPA Accounting Fees (Tax Filing)	\$ 300.00	
Legal Fees (Attorney, Collections, Liens, etc.)	\$ 200.00	
<b>Total Legal and Other Professional Fees</b>		<b>\$ 500.00</b>
Repairs & Maintenance Expense		
Wildlife Beavers, etc.	\$ 500.00	
Pond Maintenance including trash	\$ 2,000.00	
Irrigation System Repairs	\$ 750.00	
Common Area Property Taxes	\$ 150.00	
Playground Repairs	\$ 400.00	
Fence Repairs	\$ 1,500.00	
<b>Total Repairs &amp; Maintenance Expense</b>		<b>\$ 5,300.00</b>
Utilities Expense		
Water (Common Area)	\$ 6,500.00	
Electric (Common Area)	\$ 1,500.00	
<b>Total Utilities Expense</b>		<b>\$ 8,000.00</b>
Club House Expenses		
Pool Maintenance	\$ 14,000.00	
Club House Repairs & Maintenance	\$ 700.00	
Clubhouse Utilities including phone, internet and cable	\$ 10,800.00	
Clubhouse Alarm Monitoring - Brivo Door Software	\$ 1,500.00	
Clubhouse Property Taxes	\$ 2,400.00	
Clubhouse Cleaning	\$ 4,000.00	
<b>Total Club House Expenses</b>		<b>\$ 33,400.00</b>
Office Expense		
Supplies	\$ 150.00	
Postage	\$ 150.00	
<b>Total Office Expense</b>		<b>\$ 300.00</b>
Other Expenses		
Management Fees	\$ 6,861.46	
Bank Fees	\$ 250.00	
Website Expenses	\$ 580.00	
HOA Signage	\$ 100.00	
<b>Total Other Expense</b>		<b>\$ 7,791.46</b>
<b>TOTAL EXPENSES</b>		<b>\$ 107,563.65</b>
<b>NET INCOME</b>		<b>\$ (71,599.65)</b>

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