

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

**January - December 2026**

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 potential revenue and expected expenses for 2026