

## Manning Estates

### 2026 Budget Forecast

15 Homes @ \$895.00

Total Potential Revenue

#### January - December 2026

|    |           |
|----|-----------|
| \$ | 13,425.00 |
| \$ | 13,425.00 |

### EXPENSES

Landscaping

Annual Lawn Maintenance \$ 32,531.96

Irrigation \$ 500.00

Lawn Maintenance (not in annual scopes of work)

\$ 400.00

Tree Maintenance \$ 500.00

**Total Landscaping Expense \$ 33,931.96**

Gate Expenses \$ 3,000.00

**Total Gate Expense \$ 3,000.00**

Insurance Expense

Insurance - GL, Commercial Fire \$ 6,000.00

**Total Insurance Expense \$ 6,000.00**

Legal and Other Professional Fees

CPA Fees (HOA Tax Filing) \$ 300.00

Legal/Lien Fees \$ 150.00

**Total Professional Fees \$ 450.00**

Utility Expense

Water & Sewer \$ 5,000.00

Electric \$ 850.00

**Total Utility Expense \$ 5,850.00**

Other Expenses

Bank Fees (Checks) \$ 250.00

HOA Signage \$ 100.00

Management Fees \$ 4,101.00

Postage \$ 75.00

Website \$ 600.00

**Total Other Expense \$ 5,126.00**

**TOTAL EXPENSES \$ 54,357.96**

**NET INCOME \$ (40,932.96)**

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