

**Manning Estates
2026 Budget Forecast**

January - December 2026

15 Homes @ \$895.00	<u>\$ 13,425.00</u>
Total Potential Revenue	<u>\$ 13,425.00</u>

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	<u>\$ 3,000.00</u>
Total Gate Expense	\$ 3,000.00
Insurance Expense	
Insurance - GL, Commercial Fire	<u>\$ 6,000.00</u>
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	<u>\$ (40,932.96)</u>

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