

**Springs at Native Plains****2026 Budget Forecast**

|   |               |                |
|---|---------------|----------------|
| 110 Homes @ \$2500.00                                 | \$ 275,000.00 |                |
|   |               | \$ 275,000.00  |
| <b>Expense</b>  |               |                |
| Landscaping   |               |                |
| Annual Lawn Maintenance 115 homes                     | \$ 164,178.30 |                |
| Annual Clubhouse                                      | \$ 4,462.57   |                |
| Landscaping common area                               | \$ 23,998.93  |                |
| Lawn Maintenance (Outside Annual Lawn Maintenance)    | \$ 500.00     |                |
| Tree Maintenance (common area tree replacements)      | \$ 1,500.00   |                |
| <b>Total Landscaping</b>                              |               | \$ 194,639.80  |
| Gate Expenses (Phone Line, internet, PSI, OG&E)       | \$ 4,500.00   |                |
| <b>Total Gate Expense</b>                             |               | \$ 4,500.00    |
| Insurance Expense                                     |               |                |
| Insurance GL, Commercial Fire                         | \$ 12,000.00  |                |
| <b>Total Insurance Expense</b>                        |               | \$ 12,000.00   |
| Legal and Other Professional Fees                     |               |                |
| Common Area Property Taxes                            | \$ 25.00      |                |
| CPA Fees  | \$ 300.00     |                |
| Legal Fees  | \$ 200.00     |                |
| <b>Total Legal and Other Professional Fees</b>        |               | \$ 525.00      |
| Repairs & Maintenance Expense                         |               |                |
| Irrigation System Repairs                             | \$ 1,000.00   |                |
| Fence Repairs   | \$ 1,500.00   |                |
| <b>Total Repairs &amp; Maintenance Expense</b>        |               | \$ 2,500.00    |
| Utilities Expense                                     |               |                |
| Electric  | \$ 3,100.00   |                |
| Water & Sewer   | \$ 5,500.00   |                |
| <b>Total Utilities Expense</b>                        |               | \$ 8,600.00    |
| Club House Expenses                                   |               |                |
| Alarm Monitoring - Brivo Door Software                | \$ 1,600.00   |                |
| Cleaning and Supplies                                 | \$ 8,000.00   |                |
| Pool Maintenance                                      | \$ 15,000.00  |                |
| Property Taxes  | \$ 3,100.00   |                |
| Repairs & Maintenance                                 | \$ 1,000.00   |                |
| Utilities/Internet/Phone/TV                           | \$ 11,000.00  |                |
| <b>Total Club House Expenses</b>                      |               | \$ 39,700.00   |
| Office Expense  |               |                |
| Postage   | \$ 150.00     |                |
| Supplies  | \$ 300.00     |                |
| <b>Total Office Expense</b>                           |               | \$ 450.00      |
| Other Expense   |               |                |
| HOA Signage   | \$ 150.00     |                |
| Website Expenses                                      | \$ 600.00     |                |
| Annual Gathering                                      | \$ 1,200.00   |                |
| Christmas lighting                                    | \$ 1,500.00   |                |
| Maintenance Reserve 110 @ \$175                       | \$ 19,250.00  |                |
| HOA Dues Contribution to Native Plains 110 @ \$368.50 | \$ 40,535.00  |                |
| Management Fees Expense                               | \$ 11,380.00  |                |
| <b>Total Other Expenses</b>                           |               | \$ 74,615.00   |
| <b>TOTAL EXPENSE</b>                                  |               | \$ 333,029.80  |
| <b>NET INCOME</b>                                     |               | \$ (58,029.80) |

**NOTE: This budget is a soft prediction of potential revenue and expected expenses for 2026.**