

Bison Creek 2025 Budget Forecast

January - December 2025

INCOME

2025 POA Dues (182 Homes @ \$275)	\$	50,050.00	
Outstanding dues and fees	\$	2,109.00	
			\$ 52,159.00

Expense

Annual Landscaping	\$	26,080.00	
Spraying - Common Areas	\$	4,500.00	
Lawn Maintenance (not included in annual)	\$	500.00	
Total Landscaping			\$ 31,080.00

Insurance Expense

Commercial Fire- General Liability	\$	7,500.00	
Total Insurance Expense			\$ 7,500.00

Legal and other Professional Fees

CPA - Tax Filing	\$	300.00	
Legal and Lien Fees	\$	300.00	
Total Legal and Professional Fees			\$ 600.00

Property Taxes	\$	5,100.00	
Total Property Taxes			\$ 5,100.00

Repairs & Maintenance Expense

Irrigation	\$	500.00	
Entry Way/Fence	\$	500.00	
Playground Repairs/Expenses	\$	500.00	
Total Repairs & Maintenance Expense			\$ 1,500.00

Utilities Expense

Water & Sewer	\$	11,000.00	
Electric	\$	7,800.00	
Gas	\$	1,800.00	
Total Utilities Expense			\$ 20,600.00

Clubhouse Expense

Cleaning	\$	4,900.00	
Internet	\$	1,716.00	
Pool	\$	31,771.00	
Alarm Monitoring	\$	1,280.00	
Repairs & Maintenance	\$	1,000.00	
Total Clubhouse Expense			\$ 40,667.00

Other Expense

Bank Fees	\$	250.00	
Management Fees	\$	9,141.00	
Supplies	\$	150.00	
Postage	\$	300.00	
Signage	\$	150.00	
Website	\$	300.00	

Total Other Expenses	\$	10,291.00
Total Expense	\$	117,338.00
NET INCOME	\$	<u>(65,179.00)</u>

NOTES: This is a soft prediction of potential revenue and expected expenses for 2025
In 2024, the Developer contributions totaled \$25,000.00