

## BISON CREEK 2026 Budget Forecast

### INCOME

2026 POA Dues (226 Homes @ \$450)	\$	101,700.00	
<b>Total Potential Revenue</b>			<b>\$ 101,700.00</b>

### Expense

Annual Landscaping	\$	32,000.00	
Lawn Maintenance (not included in annual)	\$	3,500.00	
Spraying - Common Areas	\$	7,000.00	
<b>Total Landscaping</b>			<b>\$ 42,500.00</b>

Insurance Expense	\$	16,000.00	
<b>Total Insurance Expense</b>			<b>\$ 16,000.00</b>

Legal and other Professional Fees			
Legal and Lien Fees	\$	1,000.00	
Tax preparation	\$	300.00	
<b>Total Legal and Professional Fees</b>			<b>\$ 1,300.00</b>

Repairs & Maintenance Expense			
POA Entrance and Fence Repair	\$	500.00	
Irrigation Open/Close - Repairs	\$	1,000.00	
Playground Repairs/Expenses	\$	500.00	
<b>Total Repairs &amp; Maintenance Expense</b>			<b>\$ 2,000.00</b>

Utilities Expense (Common Area)			
Water	\$	9,000.00	
Electric	\$	3,650.00	
<b>Total Utilities Expense</b>			<b>\$ 12,650.00</b>

Clubhouse/Pool Expenses			
Cleaning	\$	3,500.00	
Internet	\$	600.00	
Pool Maintenance and Lifeguards	\$	30,200.00	
Property Tax	\$	3,500.00	
Repairs & Maintenance	\$	500.00	
Security Fire Alarm	\$	900.00	
Supplies	\$	200.00	
Utilities (Electric, Gas, Water)	\$	9,200.00	
<b>Total Clubhouse/Pool Expense</b>			<b>\$ 48,600.00</b>

Other Expense			
Bank Fees	\$	250.00	
Management Fees	\$	12,000.00	
Office Expense	\$	150.00	
Postage	\$	150.00	
Signage	\$	150.00	
Website	\$	550.00	
<b>Total Other Expenses</b>			<b>\$ 13,250.00</b>

Total Expense			<b>\$ 136,300.00</b>
NET INCOME			<b>\$ (34,600.00)</b>

