

**Springs at Flint Hills
2026 Budget Forecast**

January - December 2026

42 Homes @ \$2500.00	\$ 105,000.00	
TOTAL POTENTIAL REVENUE		\$ 105,000.00
EXPENSE		
Landscaping		
Annual Lawn Maintenance 42 homes	\$ 61,090.26	
Annual clubhouse	\$ 3,628.33	
Annual common area	\$ 19,397.13	
Lawn Maintenance (items not in annual scopes of work)	\$ 500.00	
Tree Maintenance (common area trees)	\$ 1,000.00	
Total Landscaping		\$ 85,615.72
Gate Expenses	\$ 4,000.00	
Total Gate Expenses		\$ 4,000.00
Insurance Expense		
Liability Insurance Expense	\$ 13,843.80	
Total Insurance Expense		\$ 13,843.80
Legal and Other Professional Fees		
CPA Accounting Fees	\$ 300.00	
Legal Fees	\$ 200.00	
Total Legal and Other Professional Fees		\$ 500.00
Repairs & Maintenance Expense		
Irrigation System Repairs	\$ 600.00	
Fence Repair	\$ 500.00	
Total repairs and maintenance		\$ 1,100.00
Club House Expenses		
Repairs & Maintenance	\$ 500.00	
Alarm Monitoring - Brivo Door Software	\$ 1,500.00	
Cleaning	\$ 4,400.00	
Utilities	\$ 10,000.00	
Pool Maintenance	\$ 13,000.00	
Property Taxes	\$ 3,500.00	
Total Club House Expenses		\$ 32,900.00
Office Expense		
Postage	\$ 80.00	
Supplies	\$ 100.00	
Total Offices expenses		\$ 180.00
Other Expense		
Bank Fees	\$ 250.00	
Flint Hills Dues Contribution 42 @ \$270	\$ 11,340.00	
HOA Signage	\$ 100.00	
Management Fees Expense	\$ 11,380.00	
Reserve Fund 42 @ \$175	\$ 7,350.00	
Website Expenses	\$ 600.00	
Total Other Expense		\$ 31,020.00
TOTAL EXPENSE		\$ 169,159.52
NET INCOME		\$ (64,159.52)

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