

1880 at Plum Creek Condominium - 2026 Budget

Lot Count & Sales Projections	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Owner/TBD Lots	24	30	30	30	30	30	30	30	48	48	48	48	48
Declarant/Builder Lots	99	93	93	93	93	93	93	93	75	75	75	75	75

24 units sold beginning of 2026 = 6 units turned over in Feb; 129 total lots at build-out
Est 18 units every 5 months beginning in Oct

2026 Assessment Rate

Assessments	\$139/month	\$1,668/year
Total Lots	30	

18 Lots

2026 Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income													
Assessments	\$ 3,336	\$ 4,170	\$ 4,170	\$ 4,170	\$ 4,170	\$ 4,170	\$ 4,170	\$ 4,170	\$ 6,672	\$ 6,672	\$ 6,672	\$ 6,672	\$ 59,214
Declarant Funding	\$ -		\$ 21,149			\$20,434			\$20,434			\$20,434	\$ 82,451
Total Income	\$ 3,336	\$ 4,170	\$ 4,170	\$ 4,170	\$ 4,170	\$ 4,170	\$ 4,170	\$ 4,170	\$ 6,672	\$ 6,672	\$ 6,672	\$ 6,672	\$ 141,665

\$139/month per unit
Quarterly Declarant Funding; \$21,901 Q1 + \$9,503 Q2 & 3

Operating Expenses	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Insurance Premiums	\$ -	\$ 6,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,150
Electricity	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400
Water/Sewer - Common	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 36,000
Landscaping Contract	\$ 4,375	\$ 5,240	\$ 5,240	\$ 5,240	\$ 5,240	\$ 5,240	\$ 5,240	\$ 5,240	\$ 5,240	\$ 6,017	\$ 6,017	\$ 6,017	\$ 64,346
Landscape Irrigation Repair	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000
Landscape Extra	\$ -	\$ -	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100
Maintenance & Repairs General	\$ 500		\$ 500			\$ 500			\$ 500				\$ 2,000
Bank Fees	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Administrative & Software Fees	\$ 340	\$ 340	\$ 340	\$ 340	\$ 340	\$ 340	\$ 340	\$ 340	\$ 340	\$ 340	\$ 340	\$ 340	\$ 4,080
Management Fee	\$ 567	\$ 567	\$ 567	\$ 567	\$ 567	\$ 567	\$ 567	\$ 567	\$ 567	\$ 567	\$ 567	\$ 567	\$ 6,804
Professional and Legal Services (Legal + Tax Return)	\$ 540	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 2,190
HOA Assessment	\$ 2,099		\$ 2,099			\$ 2,099			\$ 2,099				\$ 8,396
CAP - Replacement Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 11,971	\$ 15,997	\$ 14,947	\$ 12,446	\$ 9,847	\$ 9,847	\$ 12,446	\$ 9,847	\$ 9,847	\$ 13,223	\$ 10,624	\$ 10,624	\$ 141,666
Net Income (Loss)	\$ (8,635)	\$ (11,827)	\$ (10,777)	\$ (8,276)	\$ (5,677)	\$ (5,677)	\$ (8,276)	\$ (5,677)	\$ (3,175)	\$ (6,551)	\$ (3,952)	\$ (3,952)	\$ (1)

Package, Crime, Workers Comp, Umbrella - Based on Brady Chapman Holland policies from 2025; Estimated 15% increase
Electricity by Pedernales Electric Cooperative, Inc. - Based on monthly average paid from May-Dec by TBD
Water for Irrigation (common and front & back yards) - Based on monthly average paid from May-Dec by TBD
Superior LawnCare Contract - Expires Sept '26; Est 18 units in Oct
Misc Irrigation Repairs - Based on 2025 YTD expenses
NEW: Landscape Replacements per Superior Lawn Care estimate
Common Area Repairs - Based on 2025 YTD expenses
Misc Bank Fees - Estimate
Misc Admin/Supplies (i.e. Yard) - Estimate
TBD HOA Management Fee at \$18.90 per lot, per month
2025 Tax Return & Legal Fees (Corporate, Collection & DRV Enforcement) - Based on 2025 YTD expenses
Plum Creek Master Association Assessments - Based on 2025 Assessments
Replacement Fund Contribution - To be budgeted at build-out