

Tract E - Miller Flats	
HOA Budget at Build Out	
FY 2026	
	Budget
Operating Revenue	
4200 - OPERATING DUES	\$ 197,616
4910 - Violations Income	
4920 - Late Fees Income	
Total Operating Revenue	\$ 197,616
Operating Expense	
5100 - REPAIR & MAINTENANCE	
5110 - Repairs & Maintenance - General	\$ 3,000
5130 - Roof Repair, Maintenance	\$ -
5140 - Road Repair & Maintenance	\$ -
5165 - Common Area Cleaning	\$ 5,200
5166 - Carpet Cleaning	\$ 2,000
5200 - SAFETY & SECURITY	
5210 - Fire System Monitoring	\$ 2,880
5220 - Fire System Maintenance	\$ 4,000
5240 - Back Flow Testing	\$ 1,500
5600 - GROUNDS & LANDSCAPING	
5610 - Grounds & Landscaping - General	\$ 4,000
5620 - Landscaping & Irrigation - Additional	\$ -
5700 - SNOW REMOVAL	
5710 - Snow Plowing	\$ 12,000
5800 - UTILITIES	
5810 - Electricity	\$ 18,000
5830 - Internet/Cable	\$ 10,560
5850 - Trash Removal	\$ 4,304
5860 - Water	\$ 15,185
5870 - Sewer	\$ 16,368
6000 - General & Admin	
6110 - ACCOUNTING	\$ 500
6220 - D&O Insurance	\$ 1,500
6210 - General Liability Insurance	\$ 1,500
6250 - Property Insurance	\$ 42,000
6310 - LEGAL	\$ 250
6450 - REGISTRATION FEES	\$ 69
6500 - MANAGEMENT FEE	\$ 52,800
Total Expenditures	\$ 197,616
Net Operating Revenue	\$ -
Other Revenue	
7200 - Reserve Dues	\$ 21,732
Total Other Revenue	\$ 21,732
Other Expenditures	
8200 - RESERVE EXPENSES	\$ -
Total Other Expenditures	\$ -
Net Other Income	\$ 21,732
Net Income	\$ 21,732