Miller Ranch Condominium Association
2026 Approved Budget

	2025 PROJECTED YEAR END	2025 APPROVED BUDGET	2026 APPROVED BUDGET			
OPERATING INCOME						
Common Assessment	337,278.55	364,516.97	410,011.29		12.48%	
Finance Charge Income	0.00	500.00	500.00		0.00%	
Returned check charge	140.00					
Interest Income First Bank	3,184.84	4,700.00	3,000.00		-36.17%	
Interst Income Edward Jones	*11,306.01*	9,000.00	12,000.00		33.33%	
TOTAL OPERATING INCOME	351,909.40	378,716.97	425,511.29		12.36%	
OPERATING EXPENSES						
Accounting-Tax Return Prep	704.00	500.00	500.00	$ -	0.00%	
Alarm Monitoring & Telephone	7,800.00	10,000.00	8,000.00	$ 2,000.00	-20.00%	
Bank Charges	0.00	50.00	50.00	$ -	0.00%	
Electricity	18,382.57	15,000.00	19,000.00	$ (4,000.00)	26.67%	
Fire Alarm/Sprinkler Maintenance	3,963.49	8,500.00	8,500.00	$ -	0.00%	awaiting T
Federal/State Income Taxes	8,852.13	1,500.00	4,000.00	$ (2,500.00)	166.67%	includes 2
Insurance	67,224.00	67,224.00	73,949.00	$ (6,725.00)	10.00%	
Miscellaneous	359.95	250.00	250.00	$ -	0.00%	checks rar
Legal Fees	476.00	500.00	500.00	$ -	0.00%	
Property Management Fees	47,832.97	47,832.97	49,172.29	$ (1,339.32)	2.80%	
Repairs and Maintenance	14,165.20	20,000.00	15,000.00	$ 5,000.00	-25.00%	fit window c
Roof Snow Removal	3,000.00	8,000.00	4,000.00	$ 4,000.00	-50.00%	
Sidewalk Snow Shoveling	12,500.00	15,000.00	15,000.00	$ -	0.00%	
Snow Plowing	13,005.00	17,000.00	15,000.00	$ 2,000.00	-11.76%	
Trash Service	12,054.67	11,000.00	12,500.00	$ (1,500.00)	13.64%	
Water and Sewer	193,550.08	150,000.00	200,000.00	$ (50,000.00)	33.33%	
Website Expense	90.00	90.00	90.00	$ -	0.00%	
Window Washing	0.00	6,270.00	0.00	$ 6,270.00	-100.00%	to do next
TOTAL OPERATING EXPENSES	403,960.06	378,716.97	425,511.29		12.36%	
NET ORDINARY INCOME	(52,050.66)	0.00	(0.00)			
OTHER INCOME						
Reserve Assessment	102,716.34	102,716.34	102,716.34		0.00%	
TOTAL OTHER INCOME	102,716.34	102,716.34	102,716.34			
RESERVE EXPENSES						
Reserve Expenses	*82,060.50*	50,000.00	*60,000.00*	could do 1 roof w/ budget for rsv.		*Done this y*
TOTAL RESERVE EXPENSES	82,060.50	50,000.00	60,000.00			
NET OTHER INCOME/EXPENSES	20,655.84	52,716.34	42,716.34			
TOTAL NET INCOME(LOSS)	(134,111.16)	52,716.34	42,716.34			

Unit Type	2025 Monthly Assessment		2026 APPROVED Monthly Assessment		Monthly $ Variance	% Variance	Unit Type	
759-761 sq ft	350.43		**$ 384.56**		$ 34.12	9.74%	759-761 sq ft	CP 0.90
847-850 sq ft	389.36		**$ 427.27**		$ 37.91	9.74%	847-850 sq ft	CP 1.00
854-859 sq ft	393.25		**$ 431.55**		$ 38.30	9.74%	854-859 sq ft	CP 1.01
863-865 sq ft	397.15		**$ 435.82**		$ 38.67	9.74%	863-865 sq ft	CP 1.02
984-987 sq ft	451.66		**$ 495.64**		$ 43.98	9.74%	984-987 sq ft	CP 1.16
992 sq ft	455.55		**$ 499.91**		$ 44.36	9.74%	992 sq ft	CP 1.17