

MILLER'S RUN OF BLUEWATER BAY HOMEOWNERS ASSOCIATION 2026 PROPOSED BUDGET							
	2025 BUDGET	1/1-7/31 ACTUAL	8/1-12/31 PROJECTED	2025 PROJECTED	2025 VARIANCE	2026 PROPOSED BUDGET	2025-2026 VARIANCE
INCOME							
40000 - Assessments	\$12,236.00	\$7,137.66	\$5,098.34	\$12,236.00	\$0.00	\$3,681.25	-\$8,554.75
TOTAL INCOME	\$12,236.00	\$7,137.66	\$5,098.34	\$12,236.00	\$0.00	\$3,681.25	-\$8,554.75
EXPENSES							
ADMINISTRATIVE							
51005 - Accounting Fees	\$395.00	\$0.00	\$395.00	\$395.00	\$0.00		-\$395.00
51025 - Annual Report	\$61.25	\$61.25	\$0.00	\$61.25	\$0.00	\$61.25	\$0.00
51115 - Admin Supplies	\$888.00	\$416.90	\$295.00	\$711.90	-\$176.10	\$733.00	-\$155.00
51120 - Postage & Mail	\$139.00	\$0.00	\$60.00	\$60.00	-\$79.00	\$60.00	-\$79.00
51140 - PO Box Rental	\$176.00	\$192.00	\$0.00	\$192.00	\$16.00	\$192.00	\$16.00
51150 - Website	\$379.00	\$0.00		\$0.00	-\$379.00		-\$379.00
51170 - Kiwanis Patriotic Flags	\$84.00	\$0.00	\$0.00	\$0.00	-\$84.00	\$0.00	-\$84.00
55025 - Insurance	\$850.75	\$470.26	\$335.95	\$806.21	-\$44.54	\$825.00	-\$25.75
TOTAL ADMINISTRATIVE	\$2,973.00	\$1,140.41	\$1,085.95	\$2,226.36	-\$746.64	\$1,871.25	-\$1,101.75
COMMON AREA							
53080 - Light Maintenance	\$200.00	\$0.00	\$0.00	\$0.00	-\$200.00		-\$200.00
53155 - Sign Maintenance	\$50.00	\$0.00	\$0.00	\$0.00	-\$50.00		-\$50.00
TOTAL COMMON AREA	\$250.00	\$0.00	\$0.00	\$0.00	-\$250.00	\$0.00	-\$250.00
LANDSCAPING							
56000 - Grounds & Landscape Maintenance	\$3,200.00	\$0.00	\$0.00	\$0.00	-\$3,200.00		-\$3,200.00
56020 - Irrigation Maintenance & Repairs	\$1,463.00	\$5,711.75	\$0.00	\$5,711.75	\$4,248.75		-\$1,463.00
56035 - Landscape & Plant Replacement	\$500.00	\$0.00	\$0.00	\$0.00	-\$500.00		-\$500.00
TOTAL LANDSCAPING	\$5,163.00	\$5,711.75	\$0.00	\$5,711.75	\$548.75	\$0.00	-\$5,163.00
UTILITIES							
57050 - Electricity - Lights & Signs	\$1,150.00	\$461.85	\$465.00	\$926.85	-\$223.15	\$1,150.00	\$0.00
57055 - Electricity - Well/Pump	\$450.00	\$204.37	\$275.00	\$479.37	\$29.37	\$660.00	\$210.00
TOTAL UTILITIES	\$1,600.00	\$666.22	\$740.00	\$1,406.22	-\$193.78	\$1,810.00	\$210.00
RESERVE							
99075 - Roads	\$1,500.00	\$875.00	\$625.00	\$1,500.00	\$0.00		-\$1,500.00
99085 - Signage	\$750.00	\$437.50	\$312.50	\$750.00	\$0.00		-\$750.00
99095 - Stormwater	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
TOTAL RESERVE	\$2,250.00	\$1,312.50	\$937.50	\$2,250.00	\$0.00	\$0.00	-\$2,250.00
TOTAL EXPENSES	\$12,236.00	\$8,830.88	\$2,763.45	\$11,594.33	-\$641.67	\$3,681.25	-\$8,554.75
TOTAL LOTS 38	2025					2026	% Change
ANNUAL ASSESSMENT	\$322.00					\$96.88	-70%

BOARD APPROVAL SIGNATURE/DATE: _____