

**Clusters at Clifton Mill Home Owners Association
approved 2026 budget**

109 units, \$140 per month

	2025 Budget	2026 Budget	2026 per unit per month
INCOME			
41010 Monthly Membership Dues	\$ 183,120.00	\$ 183,120.00	\$ 140.00
41030 Late Fees	\$ 1,200.00	\$ 1,200.00	\$ 0.92
41040 Legal Fee Collection	\$ 500.00	\$ 500.00	\$ 0.38
41080 Fines	\$ 500.00	\$ 500.00	\$ 0.38
42090 Capital Contribution	\$ 2,000.00	\$ 2,000.00	\$ 1.53
Misc. Income	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 187,320.00	\$ 187,320.00	\$ 143.21
EXPENSE			
Buildings and Grounds			
55060 Landscaping	\$ 45,000.00	\$ 45,000.00	\$ 34.40
55080 Landscaping- non contract	\$ 10,600.00	\$ 10,600.00	\$ 8.10
55090 Miscellaneous Repairs	\$ -	\$ 500.00	\$ 0.38
55100 Snow Removal	\$ 9,000.00	\$ 8,750.00	\$ 6.69
55170 Irrigation Maintenance	\$ 8,000.00	\$ 7,750.00	\$ 5.93
55220 MPOA Assessments	\$ 53,628.00	\$ 53,628.00	\$ 41.00
57050 Electricity	\$ 300.00	\$ 300.00	\$ 0.23
57060 Water	\$ 8,000.00	\$ 8,000.00	\$ 6.12
Total Buildings and Grounds	\$ 134,528.00	\$ 134,528.00	\$ 102.85
Administrative & General			
60050 Insurance	\$ 3,500.00	\$ 3,500.00	\$ 2.68
65060 Management Fee	\$ 14,500.00	\$ 14,500.00	\$ 11.09
65090 Legal	\$ 1,500.00	\$ 1,500.00	\$ 1.15
65170 Office/Printing/Copies/Faxes	\$ 1,000.00	\$ 1,000.00	\$ 0.76
65230 Miscellaneous Expenses	\$ 1,000.00	\$ 1,000.00	\$ 0.76
Total Administrative & General	\$ 21,500.00	\$ 21,500.00	\$ 16.44
Reserves			
90050 Capital Reserve Contributions	\$ 31,292.00	\$ 31,292.00	\$ 23.92
Total Reserves	\$ 31,292.00	\$ 31,292.00	\$ 23.92
Total Expenses	\$ 187,320.00	\$ 187,320.00	\$ 143.21
Net Income (loss)	\$ -	\$ -	\$ -