MIRAVISTA CONDOMINIUM ASSOCIATION INC.

2027 Budget-ADOPTED			2027 Budget Summary		
				ASSESSMENTS	*Quarterly*
QUARTERLY TOTAL	**$2,005.12**			**$7,047.64**	**$1,761.91**
				RESERVES	*Quarterly*
				$972.83	**$243.21**
	1/1/2026 thru 09/30/2026		**2025**	**2026**	**2027**
ACCOUNTS	**INCOME**	**EXPENSES**	**BUDGET**	**BUDGET**	**BUDGET**
INCOME					
Assessments - Operating					
4001 - Maintenance Assessments/Reserves	402,516.60	402,516.60	$616,136.56	$603,776.46	$655,431.35
Total Assessments - Operating	402,516.60	402,516.60	$616,136.56	**$603,776.46**	**$655,431.35**
RESERVES					
3501- Reserves			$84,845.00	$134,347.97	$90,473.52
Total Reserves			$84,845.00	**$134,347.97**	**$90,473.52**
Total Assessment/Reserves			$700,981.56	**$738,124.43**	**$745,904.87**
Other Income					
4010 - Late Fees	$5,727.62	$0.00	$0.00	$0.00	$0.00
4011 - Hotwire Communications	$0.00	$0.00	$0.00	$0.00	$0.00
4608 - Interest Income	738.96	$0.00	$0.00	$0.00	$0.00
Total Other Income	**$6,466.58**	$0.00	$0.00	$0.00	$0.00
Total Income	**$6,466.58**	$0.00	$0.00	$0.00	$0.00
EXPENSE					
Administration					
6000 - Management/Accounting	0	$34,000	$53,400.00	$55,800.00	$57,024.00
6010 - Tax Prep/Audit	0	$5,950	$3,750.00	$5,700.00	$4,000.00
6020 - Annual Corporate Fee	0	$56.25	$61.25	$75.00	$75.00
6022 - Annual Division Fee	0	$372.00	$372.00	$372.00	$372.00
6031 - Office Expense	0	$1,862.38	2625.03	$5,000.00	$3,000.00
6052 - Legal Fees	0	$4,175.06	$5,000.00	$3,500.00	$5,000.00
6062 - Licenses/Permits	0	$533.60	$800.35	$800.35	$800.35
6075 - Website/Elec Proxy	0	$1,012.50	$360.00	$1,350.00	$1,600.00
Total Administration	0	**$47,961.79**	**$70,413.60**	**$72,597.35**	**$71,871.35**

MIRAVISTA BUDGET - PAGE 2 - ACCOUNTS (CONT'D)	Expense Thru	9/30/2026	2025 BUDGET	2026 BUDGET	2027 Budget
BUILDING					
6200 - Building Maintenance	0	$61,883.08	$18,000.00	$35,000.00	$50,000.00
6260 - Janitorial Services/Supplies (was $23K increased to $30K)	0	$16,373.00	$22,925.00	$30,000.00	$30,000.00
6284 - Elevator: Monitoring, Inspections; Service	0	$7,093.65	$5,262.52	$5,500.00	$7,250.00
6292 - Elevator Repair	0	$0.00	$1,000.00	$1,500.00	$1,500.00
6324 - Emergency Systems/Fire Safety	0	$7,701.50	$7,900.00	$8,000.00	$8,000.00
6424 - Pest Control	0	$6,410.00	$3,079.22	$4,680.00	$6,500.00
Total Building	0	**$99,461.23**	$58,166.74	**$84,680.00**	**$103,250.00**
	0				
GROUNDS					
6400 - Landscape Contract	0	$12,348.00	$18,522.00	$13,500.00	$13,500.00
6440 - Grounds Maintenance	0	416.67	$3,500.00	$5,000.00	$15,000.00
6464 - Mulch/Sod/Plants	0	16,291.37	$6,000.00	$7,000.00	$20,000.00
6470 - Tree Trimming	0	10,500.00	$6,000.00	$7,500.00	$10,000.00
6492 - Irrigation Maintenance	0	3655.00	$3,500.00	$3,500.00	$4,000.00
Total Grounds	0	**26,791.37**	$37,522.00	**$36,500.00**	**$62,500.00**
INSURANCE					
6621 - Insurance	0	$182,939.16	$260,000.00	$210,000.00	$200,000.00
Total Insurance	0	**$182,939.16**	$260,000.00	**$210,000.00**	**$200,000.00**
MISC.					
Misc Expense	$0.00	$1,666.64	$2,500.00	$2,500.00	$2,500.00
Total Miscellaneous	$0.00	$1,666.64	$2,500.00	**$2,500.00**	**$2,500.00**
POOL					
6700 - Pool Contract	0	$4,124.97	$4,800.00	$5,500.00	$6,750.00
6702 - Pool Maintenance	0	$1,666.64	$2,500.00	$2,500.00	$2,500.00
6732 - Pool Heating	0	$9,375.03	$12,000.00	$12,500.00	$15,000.00
6742 - Clubhouse Equipment/Pool Furniture	0		$5,000.00	$500.00	$500.00
Total Pool	0	$16,200.00	$24,300.00	**$21,000.00**	**$24,750.00**

MIRAVISTA BUDGET - PAGE 3 --------ACCOUNTS (CONT'D)	Expense Thru	9/30/2026	2025 BUDGET	2026 BUDGET	2027 Budget
UTILITIES					
6900 - Electric	0	$4,446.23	$7,500.00	$8,000.00	$8,000.00
6953 - Water/Sewer	0	$61,884.88	$74,000.00	$75,000.00	$78,000.00
6970 - Trash	0	$8,624.97	$10,620.00	$11,500.00	$12,000.00
6990 - Cable	0	$60,138.54	$71,114.22	$89,000.00	$92,560.00
Total Utilities	0	$108,822.80	$163,234.22	**$183,500.00**	**$190,560.00**
Total Assessments	0	$410,757.68	$616,136.56	$603,776.46	**$655,431.35**
				Reserves	**$90,473.52**
				2027 Assessment/Reserve	**$745,904.87**