

**Michigan Hill Owners Association  
2026 Monthly Cash Flow Budget**

<b>Minimum Cash Target</b>	<b>\$10,000</b>
Dues per Lot	\$250.00
Lots	256
Total Dues	\$ 64,000.00

Account	2025 Budget	2026 Budget	Monthly Total	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26
<b>Revenues</b>															
Association Dues	\$62,750.00	\$64,000.00	\$64,000.00	-	-	-	\$64,000.00	-	-	-	-	-	-	-	-
Late Fee Income	\$47.51	\$47.51	\$47.51	\$3.96	\$3.96	\$3.96	\$3.96	\$3.96	\$3.96	\$3.96	\$3.96	\$3.96	\$3.96	\$3.96	\$3.95
<b>Total Revenue</b>	<b>\$62,797.51</b>	<b>\$64,047.51</b>	<b>\$64,047.51</b>	<b>\$3.96</b>	<b>\$3.96</b>	<b>\$3.96</b>	<b>\$64,003.96</b>	<b>\$3.96</b>	<b>\$3.96</b>	<b>\$3.96</b>	<b>\$3.96</b>	<b>\$3.96</b>	<b>\$3.96</b>	<b>\$3.96</b>	<b>\$3.95</b>

<b>Expenses</b>															
Management Contract	\$9,000.00	\$8,000.00	\$7,960.00	\$780.00	\$780.00	\$780.00	\$780.00	\$780.00	\$780.00	\$780.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Administrative Fees	\$1,893.50	\$1,893.50	\$1,893.50	\$157.79	\$157.79	\$157.79	\$157.79	\$157.79	\$157.79	\$157.79	\$157.79	\$157.79	\$157.79	\$157.79	\$157.81
Legal Fees	\$206.00	\$206.00	\$206.00	-	-	\$51.50	-	-	\$51.50	-	-	\$51.50	-	-	\$51.50
Tax/Audit	\$1,823.00	\$2,000.00	\$2,000.00	-	-	-	-	-	-	\$2,000.00	-	-	-	-	-
Insurance	\$4,248.00	\$2,500.00	\$2,500.00	-	-	-	-	\$2,500.00	-	-	-	-	-	-	-
Social & Events	\$1,075.00	\$1,075.00	\$1,075.00	-	-	-	-	-	-	\$750.00	-	-	-	-	\$325.00
Landscape (Mowing/Weed contr	\$1,000.00	\$1,000.00	\$1,000.00	-	-	-	-	\$250.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	-	-
Snow Removal	\$12,000.00	\$12,500.00	\$12,500.00	\$2,900.00	\$3,000.00	\$3,400.00	-	-	-	-	-	-	-	\$1,500.00	\$1,700.00
Lakes/Ponds (Fish)	\$1,500.00	\$1,750.00	\$1,750.00	-	-	-	-	\$1,750.00	-	-	-	-	-	-	-
Maintenance (Culverts/Pond/dur	\$5,000.00	\$5,000.00	\$5,000.00	-	-	-	\$500.00	\$700.00	\$800.00	\$800.00	\$800.00	\$700.00	\$700.00	-	-
Road Repairs (Grading)	\$45,000.00	\$30,000.00	\$30,000.00	-	-	-	-	\$15,000.00	-	-	-	-	\$15,000.00	-	-
Road Repairs (Material)		\$15,000.00	\$15,000.00					\$15,000.00							
Road Repairs (One time repair)		\$10,000.00	\$10,000.00					\$10,000.00							
<b>Total Expense</b>	<b>\$82,745.50</b>	<b>\$80,924.50</b>	<b>\$90,884.50</b>	<b>\$3,837.79</b>	<b>\$3,937.79</b>	<b>\$4,389.29</b>	<b>\$1,437.79</b>	<b>\$46,137.79</b>	<b>\$1,939.29</b>	<b>\$4,637.79</b>	<b>\$1,607.79</b>	<b>\$1,559.29</b>	<b>\$16,507.79</b>	<b>\$2,157.79</b>	<b>\$2,734.31</b>
<b>Net Cash Flow</b>	<b>(\$19,947.99)</b>	<b>(\$16,876.99)</b>	<b>(\$26,836.99)</b>	<b>(\$3,833.83)</b>	<b>(\$3,933.83)</b>	<b>(\$4,385.33)</b>	<b>\$62,566.17</b>	<b>(\$46,133.83)</b>	<b>(\$1,935.33)</b>	<b>(\$4,633.83)</b>	<b>(\$1,603.83)</b>	<b>(\$1,555.33)</b>	<b>(\$16,503.83)</b>	<b>(\$2,153.83)</b>	<b>(\$2,730.36)</b>
<b>Ending Cash Balance</b>			<b>(\$26,836.99)</b>	<b>(\$3,833.83)</b>	<b>(\$7,767.66)</b>	<b>(\$12,152.99)</b>	<b>\$50,413.18</b>	<b>\$4,279.35</b>	<b>\$2,344.02</b>	<b>(\$2,289.81)</b>	<b>(\$3,893.64)</b>	<b>(\$5,448.97)</b>	<b>(\$21,952.80)</b>	<b>(\$24,106.63)</b>	<b>(\$26,836.99)</b>
<b>Cash Warning</b>				<b>LOW</b>	<b>LOW</b>	<b>LOW</b>	<b>OK</b>	<b>LOW</b>	<b>LOW</b>	<b>LOW</b>	<b>LOW</b>	<b>LOW</b>	<b>LOW</b>	<b>LOW</b>	<b>LOW</b>

TBK Bank Account Checking	\$16,877.09
TBK Bank Account Savings	\$46,895.66
First citizens bank	\$93,736.74

**Dues change to break even**      **-\$65.93**