



Millers Neighborhoods Community Association, Inc.

2025 Annual Meeting of Members

April 1, 2025

Meeting Agenda



1. Confirmation of Quorum and Call to Order – 6:30 pm
2. Approval of Prior Meeting Minutes
3. Financial Report
4. Announcement of Election Results (1 position with a 3 year term)
5. Developers Report
6. Homeowner Forum
7. Adjournment – 7:30 pm

Millers Neighborhoods

Balance Sheet

Period Through 02/28/2025

AssetsCash

CIT Operating	291,328.92
<u>Total Cash</u>	<u>291,328.92</u>

Accounts Receivables

2023 Assessments	205.48
2024 Assessments	2,499.99
2025 Assessments	124,808.47
2025 Builder Fees	171,250.00
Capitalization Fees	11,969.52
Finance Charges	1,023.86
Collection Costs	1,190.42
DRV Enforcement Expenses	475.00
NSF Service Fees	10.00
<u>Total Accounts Receivables</u>	<u>313,432.74</u>

Prepaid Expenses

Prepaid Insurance	5,767.67
<u>Total Prepaid Expenses</u>	<u>5,767.67</u>
<i>Total Assets</i>	<i>610,529.33</i>

Liabilities & EquityLiability

Accounts Payable	700.00
Prepaid Assessments	9,998.77
Unearned Assessments	316,250.00
Unearned Assessments - Builder	241,250.00
<u>Total Liability</u>	<u>568,198.77</u>

Equity

Net Income	86,353.94
CY Profit (Loss)	(44,023.38)
<u>Total Equity</u>	<u>42,330.56</u>

*Total Liabilities & Equity**610,529.33*

Millers Neighborhoods

Budget Comparison

Period 2/1/2025 To 2/28/2025 11:59:00 PM

	Current Period Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessment Revenue									
Residential Assessments	1,250.00	27,604.00	(26,354.00)	95.47%	25,000.00	55,208.00	(30,208.00)	54.72%	331,250.00
Pro-Rated Assessments	10,328.77	3,008.00	7,320.77	-243.38%	11,726.97	6,016.00	5,710.97	-94.93%	36,101.00
Assessments - Builder	(12,500.00)	4,956.00	(17,456.00)	352.22%	3,750.00	9,912.00	(6,162.00)	62.17%	59,475.00
TOTAL Assessment Revenue	(921.23)	35,568.00	(36,489.23)	102.59%	40,476.97	71,136.00	(30,659.03)	43.10%	426,826.00
Other									
Capitalization Fees	10,000.00	5,417.00	4,583.00	-84.60%	25,000.00	10,834.00	14,166.00	-130.76%	65,000.00
Finance Charges	891.32	42.00	849.32	-2022.19%	891.32	84.00	807.32	-961.10%	500.00
Reserve for Doubtful Accou	0.00	(248.00)	248.00	100.00%	0.00	(496.00)	496.00	100.00%	(2,981.00)
Collection Costs	940.00	0.00	940.00	0.00%	950.00	0.00	950.00	0.00%	0.00
DRV Enforcement Expenses	0.00	21.00	(21.00)	100.00%	25.00	42.00	(17.00)	40.48%	250.00
Interest Income	9.97	4.00	5.97	-149.25%	19.37	8.00	11.37	-142.13%	50.00
TOTAL Other	11,841.29	5,236.00	6,605.29	-126.15%	26,885.69	10,472.00	16,413.69	-156.74%	62,819.00
TOTAL Income	10,920.06	40,804.00	(29,883.94)	73.24%	67,362.66	81,608.00	(14,245.34)	17.46%	489,645.00
Expense									
Administrative Services									
Administrative Contract	0.00	1,862.00	1,862.00	100.00%	3,706.00	3,724.00	18.00	0.48%	22,344.00
Copies	23.75	33.00	9.25	28.03%	470.39	66.00	(404.39)	-612.71%	400.00
Postage	41.05	67.00	25.95	38.73%	525.34	134.00	(391.34)	-292.04%	800.00
Meeting Expenses	0.00	25.00	25.00	100.00%	0.00	50.00	50.00	100.00%	300.00
Administrative Notices	0.00	113.00	113.00	100.00%	0.00	226.00	226.00	100.00%	1,353.00
Record Storage	0.00	15.00	15.00	100.00%	0.00	30.00	30.00	100.00%	180.00
Other Administrative Exper	0.00	83.00	83.00	100.00%	0.00	166.00	166.00	100.00%	1,000.00
DRV Enforcement Expenses	0.00	42.00	42.00	100.00%	75.00	84.00	9.00	10.71%	500.00
ACC Charges - Owners	0.00	42.00	42.00	100.00%	450.00	84.00	(366.00)	-435.71%	500.00
TOTAL Administrative Services	64.80	2,282.00	2,217.20	97.16%	5,226.73	4,564.00	(662.73)	-14.52%	27,377.00
Common									
Community									
Community Events	0.00	42.00	42.00	100.00%	0.00	84.00	84.00	100.00%	500.00
Holiday Decorations	0.00	221.00	221.00	100.00%	0.00	442.00	442.00	100.00%	2,650.00
Miscellaneous	0.00	8.00	8.00	100.00%	295.00	16.00	(279.00)	-1743.75%	100.00
TOTAL Common	0.00	271.00	271.00	100.00%	295.00	542.00	247.00	45.57%	3,250.00
Grounds Maintenance									
Landscape Maintenance									
Landscape Maintenance C	14,112.41	13,037.00	(1,075.41)	-8.25%	28,224.82	26,074.00	(2,150.82)	-8.25%	156,442.00
Landscape Extras	0.00	208.00	208.00	100.00%	0.00	416.00	416.00	100.00%	2,500.00
Irrigation Repairs	0.00	208.00	208.00	100.00%	0.00	416.00	416.00	100.00%	2,500.00
DRV Mowing	0.00	83.00	83.00	100.00%	0.00	166.00	166.00	100.00%	1,000.00
Lake Maintenance	1,400.00	800.00	(600.00)	-75.00%	2,363.45	1,600.00	(763.45)	-47.72%	9,600.00
TOTAL Grounds Maintenance	15,512.41	14,336.00	(1,176.41)	-8.21%	30,588.27	28,672.00	(1,916.27)	-6.68%	172,042.00
Maintenance & Repairs									
Maint & Repairs	450.00	417.00	(33.00)	-7.91%	450.00	834.00	384.00	46.04%	5,000.00
Maint - Electrical	0.00	83.00	83.00	100.00%	0.00	166.00	166.00	100.00%	1,000.00

Millers Neighborhoods

Budget Comparison

Period 2/1/2025 To 2/28/2025 11:59:00 PM

	Current Period Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Maint - Fences	0.00	417.00	417.00	100.00%	0.00	834.00	834.00	100.00%	5,000.00
Maint - Playgrounds	0.00	208.00	208.00	100.00%	0.00	416.00	416.00	100.00%	2,500.00
Pest Control	0.00	208.00	208.00	100.00%	0.00	416.00	416.00	100.00%	2,500.00
TOTAL Maintenance & Repa	450.00	1,333.00	883.00	66.24%	450.00	2,666.00	2,216.00	83.12%	16,000.00
Other									
Bad Debt	74.67	(122.00)	(196.67)	161.20%	174.67	(244.00)	(418.67)	171.59%	(1,469.00)
TOTAL Other	74.67	(122.00)	(196.67)	161.20%	174.67	(244.00)	(418.67)	171.59%	(1,469.00)
Professional Services									
Bank Charges	0.00	8.00	8.00	100.00%	10.00	16.00	6.00	37.50%	100.00
Insurance Coverage - Prop	0.00	524.00	524.00	100.00%	0.00	1,048.00	1,048.00	100.00%	6,292.00
Legal - Corporate	0.00	208.00	208.00	100.00%	0.00	416.00	416.00	100.00%	2,500.00
Legal - Collections	244.36	208.00	(36.36)	-17.48%	244.36	416.00	171.64	41.26%	2,500.00
Legal - DRV Enforcement	0.00	125.00	125.00	100.00%	0.00	250.00	250.00	100.00%	1,500.00
Tax Preparation/Audit	0.00	375.00	375.00	100.00%	0.00	750.00	750.00	100.00%	4,500.00
TOTAL Professional Services	244.36	1,448.00	1,203.64	83.12%	254.36	2,896.00	2,641.64	91.22%	17,392.00
Taxes									
Taxes - Property	0.00	8.00	8.00	100.00%	893.75	16.00	(877.75)	-5485.94%	100.00
TOTAL Taxes	0.00	8.00	8.00	100.00%	893.75	16.00	(877.75)	-5485.94%	100.00
Utilities									
Electricity	989.71	292.00	(697.71)	-238.94%	1,508.99	584.00	(924.99)	-158.39%	3,500.00
FisionX Internet	12,449.17	11,957.00	(492.17)	-4.12%	24,546.42	23,914.00	(632.42)	-2.64%	143,489.00
Water & Sewer	1,226.53	7,917.00	6,690.47	84.51%	9,947.85	15,834.00	5,886.15	37.17%	95,000.00
TOTAL Utilities	14,665.41	20,166.00	5,500.59	27.28%	36,003.26	40,332.00	4,328.74	10.73%	241,989.00
TOTAL Expense	31,011.65	39,722.00	8,710.35	21.93%	73,886.04	79,444.00	5,557.96	7.00%	476,681.00
Excess Revenue / Expense	(20,091.59)	1,082.00	(21,173.59)	0.00%	(6,523.38)	2,164.00	(8,687.38)	401.45%	12,964.00

MILLERS NEIGHBORHOODS
2025 Approved Budget

2025
Approved
Budget

Annual Operating Assessment	\$1,250
Total Estimated Owners at 1/1	265
Total Estimated Builder Lots at 1/1	183
Total Lots	448

REVENUE

Revenues:	
Residential Assessments	331,250
Pro-Rated Operating Assessments	36,101
Builder Assessments	59,475
Cap Fees (50%)	65,000
Assessment Penalties	500
Legal Fees - Collections	-
Legal Fees - Deed Restrictions	-
Other Income	-
DRV Enforcement Reimbursement	250
Interest Income	50
Developer Funding	-
Reserve for Doubtful Accounts	(2,981)
Total Revenues	489,645

EXPENSES

Administrative	
Administrative Contract	22,344
Copies	400
Postage	800
Bank Charges	100
Administrative Notices	1,353
ACC Charges	500
Deed Restriction Expenses	500
Meeting Expenses	300
Other Administrative	1,000
Record Storage	180
Total Administrative	27,477

Professional Services	
Legal - Corporate	2,500
Legal - Collections	2,500
Legal- Deed Restrictions	1,500
Insurance	6,292
Tax Preparation & Audit	4,500
Total Professional Services	17,292

Grounds Maintenance	
Landscape Contract	156,442
Added Work & Replacement	2,500
Lake Maintenance	9,600
Irrigation Repairs	2,500
Force Mows	1,000
Total Grounds Maintenance	172,042

General Maintenance	
Maintenance & Repairs	5,000
Electrical Maintenance & Repairs	1,000
Fence Maintenance & Repairs	5,000
Playgrounds	2,500
Pest/Animal Control	2,500
Total General Maintenance	16,000

Utilities	
Electricity - Common Area & Parks	3,500
Water & Sewer	95,000
FisionX Internet	143,489
Total Utilities	241,989

Taxes	
Federal Income Tax	-
Taxes - Property	100
Total Taxes	100

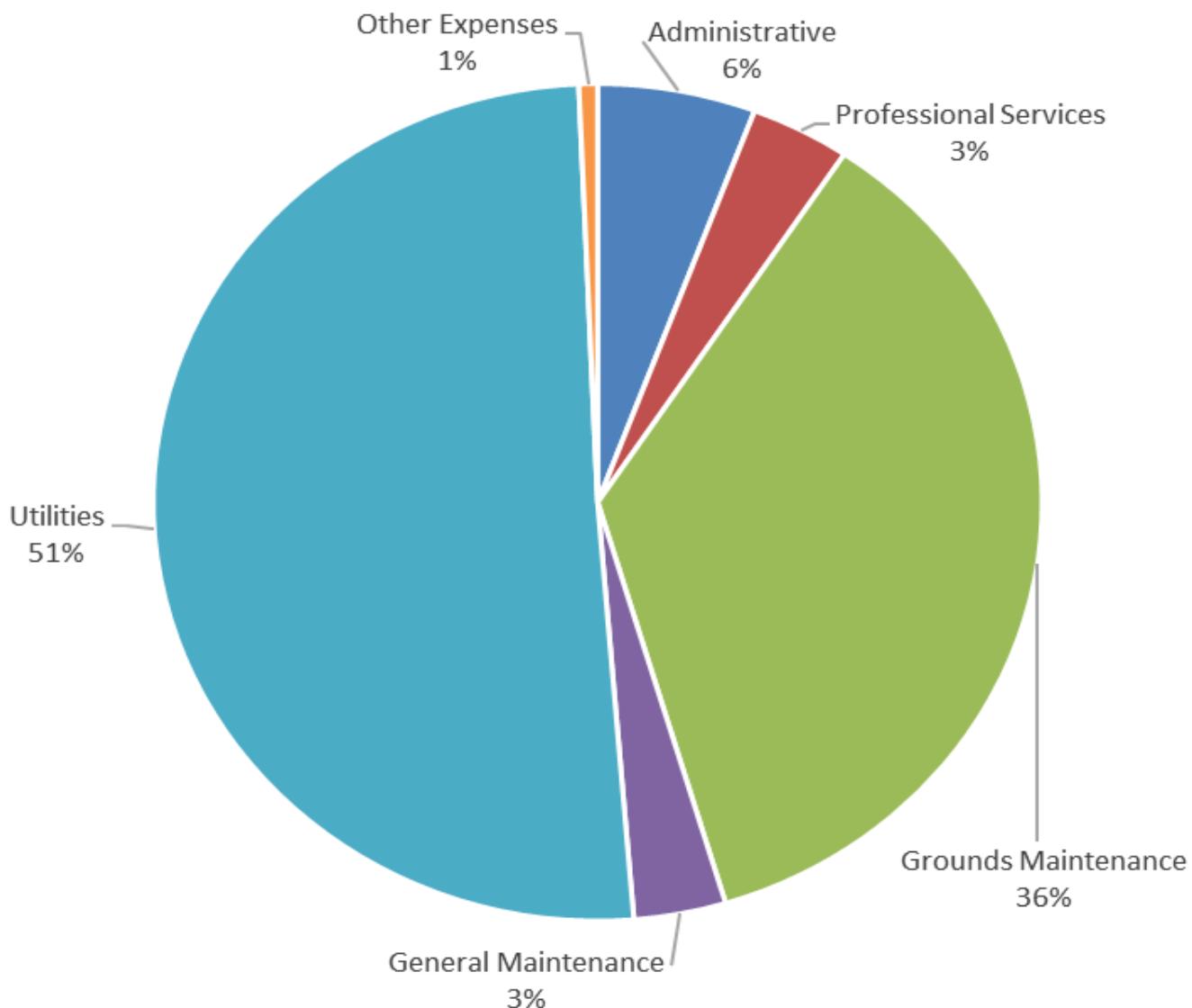
Bad Debts/Uncollected	
Bad Debts/Uncollected	(1,469)
Total Bad Debts/Uncollected	(1,469)

Other Expenses	
Community Events	500
Holiday Decorations	2,650
Miscellaneous	100
Total Other Expenses	3,250

Reserves	
Reserve Study	-
Reserve Contribution	-
Total Reserves	-

Total Expenses	476,682
Profit (Loss)	12,963

How is my \$1,250.00 spent?



Total Revenues	489,645
Expenses	
Administrative	27,477
Professional Services	17,292
Grounds Maintenance	172,042
General Maintenance	16,000
Utilities	241,989
Other Expenses	3,250
Total Expenses	476,682

2025 Election Results



Option	Votes	
<input checked="" type="checkbox"/> Cynthia Porter	31%	11
<input checked="" type="checkbox"/> Shamas Nasit	14%	5
<input checked="" type="checkbox"/> Danielle Crusoe-Myles	11%	4
<input checked="" type="checkbox"/> Irma Grant Williams	9%	3
<input checked="" type="checkbox"/> LaAsia Williams	9%	3
<input checked="" type="checkbox"/> Jason Sousa	6%	2
<input checked="" type="checkbox"/> Sean Wolfson	6%	2
<input checked="" type="checkbox"/> Terrance McPeters	6%	2
<input checked="" type="checkbox"/> (Write-in) Terrance mcpeters	3%	1
<input checked="" type="checkbox"/> Ali Al Thajil	3%	1
<input checked="" type="checkbox"/> Jessica Thompson	3%	1

Your Newly Elected Director to serve through 2028:
Cynthia Porter

Homeowner Forum



Now is the time to ask any questions you may have of the Board!

All questions need to pertain to the Association.

Each homeowner will be limited to speak for 2 minutes.