

**Miller Ranch Property Owners Association  
Approved 2012 Budget**

	2011	2011	2011	2012
	OCTOBER	ESTIMATED	TOTAL	2012
	ACTUALS	YEAR-END	BUDGET	APPROVED
				BUDGET
<b>OPERATING INCOME</b>				
Operating Assessments	\$ 206,098.99	\$ 247,308.25	\$ 247,228.00	\$ 247,228.00
Community Room Income	\$ 11,027.00	\$ 11,427.00	\$ 12,500.00	\$ 12,500.00
Finance Charge Income	\$ 16,491.80	\$ 22,551.23	\$ -	\$ 6,000.00
Interest Income	\$ 311.69	\$ 361.69	\$ 1,000.00	\$ 1,000.00
<b>TOTAL OPERATING INCOME</b>	<b>\$ 233,929.48</b>	<b>\$ 281,648.17</b>	<b>\$ 260,728.00</b>	<b>\$ 266,728.00</b>
<b>OPERATING EXPENSES</b>				
Accounting-Tax Return Prep	\$ 295.00	\$ 295.00	\$ 300.00	\$ 300.00
Bank Charges	\$ 16.68	\$ 100.00	\$ 100.00	\$ 100.00
Concrete & Walkway Maintenance	\$ 179.04	\$ 179.04	\$ 1,000.00	\$ -
Electricity-Street Lights	\$ 891.19	\$ 1,041.19	\$ 1,200.00	\$ 1,200.00
Event Room	\$ 3,566.33	\$ 4,016.33	\$ 4,000.00	\$ 3,500.00
Grounds Cleaning	\$ 20,213.72	\$ 25,672.96	\$ 25,000.00	\$ 25,000.00
Insurance Expense	\$ 4,356.70	\$ 5,228.04	\$ 5,228.00	\$ 1,007.00
Irrigation Maintenance	\$ 12,552.71	\$ 12,552.71	\$ 10,000.00	\$ 10,000.00
Landscaping Maintenance	\$ 94,885.52	\$ 94,885.52	\$ 100,000.00	\$ 117,706.00
Legal/Professional	\$ 127.78	\$ 127.78	\$ 2,000.00	\$ 500.00
Lighting Supply & Maintenance	\$ 3,298.97	\$ 3,748.97	\$ 6,000.00	\$ 4,000.00
Miscellaneous Expense	\$ 3,250.74	\$ 3,250.74	\$ 2,000.00	\$ 2,000.00
Property Management Fees	\$ 55,333.30	\$ 66,399.96	\$ 66,400.00	\$ 66,400.00
Sidewalk Snow Shoveling	\$ 14,210.00	\$ 20,770.00	\$ 25,000.00	\$ 21,000.00
Sign Replacement	\$ 4,653.15	\$ 4,653.15	\$ 500.00	\$ 500.00
Snow Plowing-Parking Spaces	\$ 1,277.50	\$ 2,555.00	\$ 3,000.00	\$ 2,555.00
Utilities	\$ -	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 219,108.33</b>	<b>\$ 254,476.39</b>	<b>\$ 260,728.00</b>	<b>\$ 264,768.00</b>
<b>NET ORDINARY INCOME</b>	<b>\$ 14,821.15</b>	<b>\$ 27,171.78</b>	<b>\$ -</b>	<b>\$ 1,960.00</b>
<b>OTHER INCOME</b>				
Reserve Fund Assessment	\$ 20,106.70	\$ 24,128.04	\$ 24,128.00	\$ 25,279.00
<b>TOTAL OTHER INCOME</b>	<b>\$ 20,106.70</b>	<b>\$ 24,128.04</b>	<b>\$ 24,128.00</b>	<b>\$ 25,279.00</b>
<b>OTHER EXPENSES</b>				
Reserve Study Expense	\$ (1,428.19)	\$ (1,428.19)	\$ -	\$ -
Reserve Landscaping Expense	\$ 22,042.67	\$ 22,042.67	\$ 20,000.00	\$ 10,000.00
Replacement Reserve Expense	\$ 12,083.67	\$ 12,083.67	\$ 23,500.00	\$ 20,500.00
<b>TOTAL OTHER EXPENSES</b>	<b>\$ 32,698.15</b>	<b>\$ 32,698.15</b>	<b>\$ 43,500.00</b>	<b>\$ 30,500.00</b>
<b>NET OTHER INCOME</b>	<b>\$ (12,591.45)</b>	<b>\$ (8,570.11)</b>	<b>\$ (19,372.00)</b>	<b>\$ (5,221.00)</b>
<b>NET INCOME</b>	<b>\$ 2,229.70</b>	<b>\$ 18,601.67</b>	<b>\$ (19,372.00)</b>	<b>\$ (3,261.00)</b>

**2012 Proposed Monthly Assessments**

Unit Type	2011 Current Monthly Assessment	2012 Proposed Monthly Assessment	\$ Variance
Single Family	\$ 127.02	\$ 127.56	\$ 0.54
3 Bedroom - Duplex	\$ 98.80	\$ 99.22	\$ 0.42
2 Bedroom - Duplex	\$ 70.58	\$ 70.87	\$ 0.30
3 Bedroom - Townhome	\$ 84.69	\$ 85.04	\$ 0.36
2 Bedroom - Townhome	\$ 56.46	\$ 56.70	\$ 0.24
Condominium	\$ 52.69	\$ 52.91	\$ 0.22