

**Miller Ranch Condominium Association
2022 Approved Budget**

	2021 PROJECTED YEAR END	2021 APPROVED BUDGET	2022 APPROVED BUDGET
OPERATING INCOME			
Common Assessment	245,314.92	245,216.05	274,710.00
Finance Charge Income	1,381.32	500.00	500.00
Returned check charge	20.00		
Interest Income First Bank	27.99	60.00	60.00
Interst Income Edward Jones	3,774.44	2,000.00	4,000.00
TOTAL OPERATING INCOME	250,518.67	247,776.05	279,270.00
OPERATING EXPENSES			
Accounting-Tax Return Prep	350.00	350.00	350.00
Alarm Monitoring & Telephone	19,677.84	18,000.00	20,500.00
Bank Charges	0.00	50.00	50.00
Electricity	9,954.33	11,000.00	10,750.00
Fire Alarm/Sprinkler Maintenance	8,294.92	2,400.00	8,500.00
Federal/State Income Taxes	129.00	200.00	140.00
Insurance	21,266.68	20,668.00	24,200.00
Miscellaneous	48.00	250.00	40.00
Legal Fees	1,127.50	500.00	800.00
Property Management Fees	41,000.04	41,000.00	41,000.00
Repairs and Maintenance	19,854.33	24,000.00	25,000.00
Roof Snow Removal	0.00	1,100.00	550.00
Sidewalk Snow Shoveling	12,527.40	15,500.00	14,500.00
Snow Plowing	5,553.24	11,668.05	12,000.00
Trash Service	7,399.00	7,000.00	7,500.00
Water and Sewer	101,619.90	89,000.00	108,000.00
Website Expense	89.52	90.00	90.00
Window Washing	0.00	5,000.00	5,300.00
TOTAL OPERATING EXPENSES	248,891.70	247,776.05	279,270.00
NET ORDINARY INCOME	1,626.97	0.00	0.00
OTHER INCOME			
Reserve Assessment	81,900.00	81,900.00	94,000.00
TOTAL OTHER INCOME	81,900.00	81,900.00	94,000.00
RESERVE EXPENSES			
Reserve Expenses	5,000.00		
TOTAL RESERVE EXPENSES	5,000.00	0.00	0.00
NET OTHER INCOME/EXPENSES	76,900.00	81,900.00	94,000.00
TOTAL NET INCOME(LOSS)	(3,373.03)	81,900.00	94,000.00

	2021 Monthly Assessment		2022 Approved Monthly Assessment		Monthly \$ Variance	% Variance	
Unit Type							Unit Type
759-761 sq ft	245.34		\$ 276.53		\$ 31.20	12.72%	759-761 sq ft
847-850 sq ft	272.60		\$ 307.26		\$ 34.66	12.72%	847-850 sq ft
854-859 sq ft	275.32		\$ 310.33		\$ 35.01	12.72%	854-859 sq ft
863-865 sq ft	278.05		\$ 313.40		\$ 35.35	12.72%	863-865 sq ft
984-987 sq ft	316.21		\$ 356.42		\$ 40.21	12.72%	984-987 sq ft
992 sq ft	318.94		\$ 359.49		\$ 40.55	12.72%	992 sq ft