

**MILLER RANCH TOWNHOME ASSOCIATION
2021 APPROVED BUDGET**

	2020 ESTIMATED YEAR-END	2020 APPROVED BUDGET	2021 APPROVED BUDGET
OPERATING INCOME			
Common Assessment	52,053.72	52,049.00	52,049.00
Finance Charge Income	21.49	0.00	0.00
Miscellaneous Income	292.54		
Interest Income	1,393.38	1,500.00	1,000.00
TOTAL OPERATING INCOME	53,761.13	53,549.00	53,049.00
OPERATING EXPENSES			
Accounting-Tax Return Prep	425.00	425.00	425.00
Bank Charges	70.00	50.00	120.00
Insurance	16,585.18	16,382.00	17,809.00
Legal/Professional	0.00	100.00	100.00
Lighting Supply and Maintenance	0.00	200.00	200.00
Miscellaneous Expense	43.00	200.00	200.00
Painting & Staining	0.00	1,500.00	1,500.00
Property Management Fees	20,112.00	20,112.00	20,112.00
Repairs & Maintenance	14,769.15	5,500.00	6,793.00
Roof Snow Removal	1,470.00	9,000.00	5,700.00
Website	101.30	80.00	90.00
TOTAL OPERATING EXPENSES	53,575.63	53,549.00	53,049.00
NET ORDINARY INCOME	185.50	0.00	0.00
OTHER INCOME			
Reserve Fund Assessment	73,002.00	73,002.00	73,002.00
TOTAL OTHER INCOME	73,002.00	73,002.00	73,002.00
OTHER EXPENSES			
Gutters/Downspouts/Heat Tape	2585.50	4,502.00	4502.00
Exterior repairs/caulk/paint	154,298.27	27,216.00	27,216.00
TOTAL OTHER EXPENSES	156,883.77	31,718.00	31,718.00
TOTAL OTHER INCOME/EXPENSE	(83,881.77)	41,284.00	41,284.00
NET INCOME	(83,696.27)	41,284.00	41,284.00

2021 Operating and Reserve Assessments Combined

	2020 Monthly Assessment	2020 Annual Assessment	2021 Approved Monthly Assessment	2021 Approved Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 199.45	\$ 2,393.35	\$ 199.45	\$ 2,393.35	\$ -	\$ -	0.00%
3 Bedroom Interior	\$ 214.87	\$ 2,578.43	\$ 214.87	\$ 2,578.43	\$ -	\$ -	0.00%
3 Bedroom Exterior	\$ 234.74	\$ 2,816.90	\$ 234.74	\$ 2,816.90	\$ -	\$ -	0.00%

2021 Operating Assessments

	2020 Monthly Assessment	2020 Annual Assessment	2021 Approved Monthly Assessment	2021 Approved Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 83.01	\$ 996.17	\$ 83.01	\$ 996.17	\$ -	\$ -	0.00%
3 Bedroom Interior	\$ 89.43	\$ 1,073.20	\$ 89.43	\$ 1,073.20	\$ -	\$ -	0.00%
3 Bedroom Exterior	\$ 97.70	\$ 1,172.46	\$ 97.70	\$ 1,172.46	\$ -	\$ -	0.00%

2021 Reserve Assessments

	2020 Monthly Assessment	2020 Annual Assessment	2021 Approved Monthly Assessment	2021 Approved Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 116.43	\$ 1,397.19	\$ 116.43	\$ 1,397.19	\$ -	\$ -	0.00%
3 Bedroom Interior	\$ 125.44	\$ 1,505.23	\$ 125.44	\$ 1,505.23	\$ -	\$ -	0.00%
3 Bedroom Exterior	\$ 137.04	\$ 1,644.44	\$ 137.04	\$ 1,644.44	\$ -	\$ -	0.00%