

**MILLER RANCH TOWNHOME ASSOCIATION  
2022 APPROVED BUDGET**

	<b>2021 ESTIMATED YEAR-END</b>	<b>2021 APPROVED BUDGET</b>	<b>2022 PROPOSED BUDGET</b>
<b>OPERATING INCOME</b>			
Common Assessment	52,053.72	52,049.00	53,052.00
Finance Charge Income	116.97	0.00	0.00
Miscellaneous Income	3.92		
Interest Income	1,644.14	1,000.00	1,500.00
<b>TOTAL OPERATING INCOME</b>	<b>53,818.75</b>	<b>53,049.00</b>	<b>54,552.00</b>
<b>OPERATING EXPENSES</b>			
Accounting-Tax Return Prep	500.00	425.00	500.00
Bank Charges	0.00	120.00	60.00
Insurance	17,973.84	17,809.00	20,287.00
Legal/Professional	0.00	100.00	100.00
Lighting Supply and Maintenance	0.00	200.00	100.00
Miscellaneous Expense	230.55	200.00	200.00
Painting & Staining	10,750.00	1,500.00	1,500.00
Property Management Fees	20,112.00	20,112.00	20,715.00
Repairs & Maintenance	1,149.00	6,793.00	6,000.00
Roof Snow Removal	0.00	5,700.00	5,000.00
Website	89.52	90.00	90.00
<b>TOTAL OPERATING EXPENSES</b>	<b>50,804.91</b>	<b>53,049.00</b>	<b>54,552.00</b>
<b>NET ORDINARY INCOME</b>	<b>3,013.84</b>	<b>0.00</b>	<b>0.00</b>
<b>OTHER INCOME</b>			
Reserve Fund Assessment	73,002.00	73,002.00	83,952.30
<b>TOTAL OTHER INCOME</b>	<b>73,002.00</b>	<b>73,002.00</b>	<b>83,952.30</b>
<b>OTHER EXPENSES</b>			
Reserve Expense	0.00	0.00	0.00
<b>TOTAL OTHER EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>73,002.00</b>	<b>73,002.00</b>	<b>83,952.30</b>
<b>NET INCOME</b>	<b>76,015.84</b>	<b>73,002.00</b>	<b>83,952.30</b>

**2022 Operating and Reserve Assessments Combined**

	2021 Monthly Assessment	2021 Annual Assessment	2022 Approved Monthly Assessment	2022 Approved Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 199.45	\$ 2,393.35	\$ 218.51	\$ 2,622.13	\$ 19.06	\$ 228.77	9.56%
3 Bedroom Interior	\$ 214.87	\$ 2,578.43	\$ 235.41	\$ 2,824.89	\$ 20.54	\$ 246.47	9.56%
3 Bedroom Exterior	\$ 234.74	\$ 2,816.90	\$ 257.18	\$ 3,086.16	\$ 22.44	\$ 269.26	9.56%

**2022 Operating Assessments**

	2021 Monthly Assessment	2021 Annual Assessment	2022 Approved Monthly Assessment	2022 Approved Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 83.01	\$ 996.17	\$ 84.61	\$ 1,015.36	\$ 1.60	\$ 19.20	1.93%
3 Bedroom Interior	\$ 89.43	\$ 1,073.20	\$ 91.16	\$ 1,093.88	\$ 1.72	\$ 20.68	1.93%
3 Bedroom Exterior	\$ 97.70	\$ 1,172.46	\$ 99.59	\$ 1,195.05	\$ 1.88	\$ 22.59	1.93%

**2022 Reserve Assessments**

	2021 Monthly Assessment	2021 Annual Assessment	2022 Approved Monthly Assessment	2022 Approved Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 116.43	\$ 1,397.19	\$ 133.90	\$ 1,606.76	\$ 17.46	\$ 209.58	15.00%
3 Bedroom Interior	\$ 125.44	\$ 1,505.23	\$ 144.25	\$ 1,731.01	\$ 18.82	\$ 225.78	15.00%
3 Bedroom Exterior	\$ 137.04	\$ 1,644.44	\$ 157.59	\$ 1,891.11	\$ 20.56	\$ 246.67	15.00%