

**MILLER RANCH TOWNHOME ASSOCIATION  
2023 APPROVED BUDGET**

	<b>2022 ESTIMATED YEAR-END</b>	<b>2022 APPROVED BUDGET</b>	<b>2023 APPROVED BUDGET</b>
<b>OPERATING INCOME</b>			
Common Assessment	53,056.08	53,052.00	57,191.00
Finance Charge Income	155.55	0.00	0.00
Miscellaneous Income	133.16		
Interest Income	1,600.44	1,500.00	1,500.00
<b>TOTAL OPERATING INCOME</b>	<b>54,945.23</b>	<b>54,552.00</b>	<b>58,691.00</b>
<b>OPERATING EXPENSES</b>			
Accounting-Tax Return Prep	500.00	500.00	500.00
Bank Charges	0.00	60.00	60.00
Insurance	20,332.76	20,287.00	22,717.00
Legal/Professional	395.00	100.00	100.00
Lighting Supply and Maintenance	0.00	100.00	100.00
Miscellaneous Expense	39.00	200.00	200.00
Painting & Staining	97.09	1,500.00	1,500.00
Property Management Fees	20,715.00	20,715.00	22,414.00
Repairs & Maintenance	8,428.00	6,000.00	6,000.00
Roof Snow Removal	4,363.80	5,000.00	5,000.00
Website	93.24	90.00	100.00
<b>TOTAL OPERATING EXPENSES</b>	<b>54,963.89</b>	<b>54,552.00</b>	<b>58,691.00</b>
<b>NET ORDINARY INCOME</b>	<b>(18.66)</b>	<b>0.00</b>	<b>0.00</b>
<b>OTHER INCOME</b>			
Reserve Fund Assessment	83,952.36	83,952.30	96,545.00
<b>TOTAL OTHER INCOME</b>	<b>83,952.36</b>	<b>83,952.30</b>	<b>96,545.00</b>
<b>OTHER EXPENSES</b>			
Reserve Expense	20,607.15	0.00	0.00
<b>TOTAL OTHER EXPENSES</b>	<b>20,607.15</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL OTHER INCOME/EXPENSE</b>	<b>63,345.21</b>	<b>83,952.30</b>	<b>96,545.00</b>
<b>NET INCOME</b>	<b>63,326.55</b>	<b>83,952.30</b>	<b>96,545.00</b>

**2023 Operating and Reserve Assessments Combined**

	2022 Monthly Assessment	2022 Annual Assessment	2023 Approved Monthly Assessment	2023 Approved Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 218.51	\$ 2,622.13	\$ 245.20	\$ 2,942.35	\$ 26.69	\$ 320.23	12.21%
3 Bedroom Interior	\$ 235.41	\$ 2,824.89	\$ 264.16	\$ 3,169.88	\$ 28.75	\$ 344.99	12.21%
3 Bedroom Exterior	\$ 257.18	\$ 3,086.16	\$ 288.59	\$ 3,463.06	\$ 31.41	\$ 376.90	12.21%

**2023 Operating Assessments**

	2022 Monthly Assessment	2022 Annual Assessment	2023 Approved Monthly Assessment	2023 Approved Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 84.61	\$ 1,015.36	\$ 91.21	\$ 1,094.58	\$ 6.60	\$ 79.22	7.80%
3 Bedroom Interior	\$ 91.16	\$ 1,093.88	\$ 98.27	\$ 1,179.22	\$ 7.11	\$ 85.34	7.80%
3 Bedroom Exterior	\$ 99.59	\$ 1,195.05	\$ 107.36	\$ 1,288.28	\$ 7.77	\$ 93.24	7.80%

**2023 Reserve Assessments**

	2022 Monthly Assessment	2022 Annual Assessment	2023 Approved Monthly Assessment	2023 Approved Annual Assessment	Monthly \$ Variance	Annual \$ Variance	Percent Variance
2 Bedroom Interior	\$ 133.90	\$ 1,606.76	\$ 153.98	\$ 1,847.77	\$ 20.08	\$ 241.01	15.00%
3 Bedroom Interior	\$ 144.25	\$ 1,731.01	\$ 165.89	\$ 1,990.66	\$ 21.64	\$ 259.65	15.00%
3 Bedroom Exterior	\$ 157.59	\$ 1,891.11	\$ 181.23	\$ 2,174.77	\$ 23.64	\$ 283.66	15.00%