

**Miller Ranch Condominium Association  
Proposed 2016 Budget**

	2015 JAN-NOV ACTUALS	2015 ESTIMATED YEAR-END	2015 APPROVED BUDGET	2016 PROPOSED BUDGET
<b>OPERATING INCOME</b>				
Common Assessment	200,365.66	218,580.72	218,497.00	233,285.00
Finance Charge Income	4,342.59	4,342.59	0.00	0.00
Interest Income	566.19	566.19	850.00	400.00
<b>TOTAL OPERATING INCOME</b>	<b>205,274.44</b>	<b>223,489.50</b>	<b>219,347.00</b>	<b>233,685.00</b>
<b>OPERATING EXPENSES</b>				
Accounting-Tax Return Prep	350.00	350.00	325.00	350.00
Alarm Monitoring & Telephone	10,350.38	14,653.12	14,610.00	14,660.00
Bank Charges	0.00	0.00	100.00	50.00
Electricity	7,646.52	8,539.64	10,000.00	9,000.00
Fire Alarm/Sprinkler Maintenance	6,462.10	3,102.10	3,300.00	3,300.00
Insurance	11,822.00	11,822.00	11,822.00	13,635.00
Miscellaneous	668.38	668.38	300.00	300.00
Legal Fees	1,800.00	1,800.00	0.00	0.00
Painting and Staining	0.00	0.00	0.00	0.00
Prior Year Loss (2015)	0.00	0.00	0.00	4,140.00
Property Management Fees	37,583.37	41,000.04	41,000.00	41,000.00
Repairs and Maintenance	22,308.61	23,665.38	21,000.00	21,000.00
Roof Snow Removal	4,439.00	4,439.00	1,000.00	5,000.00
Sidewalk Snow Shoveling	9,364.00	11,460.00	12,000.00	12,000.00
Snow Plowing	5,912.53	6,802.28	7,000.00	7,000.00
Trash Service	11,437.50	12,437.50	11,400.00	12,500.00
Water and Sewer	75,224.04	82,140.12	80,740.00	85,000.00
Window Washing	4,750.00	4,750.00	4,750.00	4,750.00
<b>TOTAL OPERATING EXPENSES</b>	<b>210,118.43</b>	<b>227,629.56</b>	<b>219,347.00</b>	<b>233,685.00</b>
<b>NET ORDINARY INCOME(LOSS)</b>	<b>(4,843.99)</b>	<b>(4,140.06)</b>	<b>0.00</b>	<b>0.00</b>
<b>OTHER INCOME</b>				
Reserve Assessment	55,473.00	60,516.00	60,516.00	45,728.00
<b>TOTAL OTHER INCOME</b>	<b>55,473.00</b>	<b>60,516.00</b>	<b>60,516.00</b>	<b>45,728.00</b>
<b>OTHER EXPENSES</b>				
Burned Carport	(16,483.73)	18,580.64	0.00	0.00
Maintenance Reserve Expenses	51,888.73	51,888.73	0.00	0.00
<b>TOTAL OTHER EXPENSES</b>	<b>35,405.00</b>	<b>70,469.37</b>	<b>0.00</b>	<b>0.00</b>
<b>NET OTHER INCOME/EXPENSES</b>	<b>20,068.00</b>	<b>(9,953.37)</b>	<b>60,516.00</b>	<b>45,728.00</b>
<b>TOTAL NET INCOME(LOSS)</b>	<b>15,224.01</b>	<b>(14,093.43)</b>	<b>60,516.00</b>	<b>45,728.00</b>

2015 Current Monthly Assessment	2016 Proposed Monthly Assessment	\$ Variance
\$ 209.26	\$ 209.26	\$ -
\$ 232.51	\$ 232.51	\$ -
\$ 234.84	\$ 234.84	\$ -
\$ 237.16	\$ 237.16	\$ -
\$ 269.71	\$ 269.71	\$ -
\$ 272.04	\$ 272.04	\$ -