

**Miller Ranch Condominium Association  
2019 Budget**

	<b>2018 PROJECTED YEAR END</b>	<b>2018 APPROVED BUDGET</b>	<b>2019 APPROVED BUDGET</b>
<b>OPERATING INCOME</b>			
Common Assessment	239,922.96	239,147.05	249,216.05
Finance Charge Income	825.53	676.95	676.95
Interest Income	3,282.01	500.00	500.00
Returned Check Charges	120.00		
<b>TOTAL OPERATING INCOME</b>	<b>244,150.50</b>	<b>240,324.00</b>	<b>250,393.00</b>
<b>OPERATING EXPENSES</b>			
Accounting-Tax Return Prep	350.00	400.00	350.00
Alarm Monitoring & Telephone	16,441.32	16,230.00	16,812.00
Bank Charges	0.00	50.00	50.00
Electricity	9,154.07	15,000.00	10,000.00
Fire Alarm/Sprinkler Maintenance	423.89	3,000.00	2,400.00
Insurance	16,701.68	16,369.00	18,365.00
Miscellaneous	37.76	500.00	250.00
Legal Fees	300.00	1,000.00	1,000.00
Property Management Fees	41,000.04	41,000.00	41,000.00
Repairs and Maintenance	37,146.30	21,000.00	20,000.00
Roof Snow Removal	0.00	1,050.00	1,050.00
Sidewalk Snow Shoveling	11,831.34	16,000.00	16,000.00
Snow Plowing	3,777.00	6,500.00	9,500.00
Trash Service	18,292.12	15,225.00	19,511.00
Water and Sewer	84,075.63	87,000.00	89,250.00
Website Expense	53.44		105.00
Window Washing	2,200.00	0.00	4,750.00
<b>TOTAL OPERATING EXPENSES</b>	<b>241,784.59</b>	<b>240,324.00</b>	<b>250,393.00</b>
<b>NET ORDINARY INCOME</b>	<b>2,365.91</b>	<b>0.00</b>	<b>0.00</b>
<b>OTHER INCOME</b>			
Reserve Assessment	56,327.16	56,327.00	63,000.00
<b>TOTAL OTHER INCOME</b>	<b>56,327.16</b>	<b>56,327.00</b>	<b>63,000.00</b>
<b>RESERVE EXPENSES</b>			
Prep & Paint all buildings	211,000.00		
Restripe Parking lot	14,390.00		
Concrete Repair work		42,360.00	
Replace dumpster enclosure doors			20,000.00
Repair Balconies			27,000.00
<b>TOTAL RESERVE EXPENSES</b>	<b>225,390.00</b>	<b>42,360.00</b>	<b>47,000.00</b>
<b>NET OTHER INCOME/EXPENSES</b>	<b>(169,062.84)</b>	<b>13,967.00</b>	<b>16,000.00</b>
<b>TOTAL NET INCOME(LOSS)</b>	<b>(223,024.09)</b>	<b>13,967.00</b>	<b>16,000.00</b>

	<b>2018 Monthly Assessment</b>	<b>2019 Proposed Monthly Assessment</b>	<b>Monthly \$ Variance</b>	<b>% Variance</b>	
<b>Unit Type</b>					<b>Unit Type</b>
759-761 sq ft	222.12	\$ 234.16	\$ 12.04	5.42%	759-761 sq ft
847-850 sq ft	246.80	\$ 260.18	\$ 13.38	5.42%	847-850 sq ft
854-859 sq ft	249.27	\$ 262.78	\$ 13.51	5.42%	854-859 sq ft
863-865 sq ft	251.74	\$ 265.38	\$ 13.64	5.42%	863-865 sq ft
984-987 sq ft	286.29	\$ 301.81	\$ 15.52	5.42%	984-987 sq ft
992 sq ft	288.76	\$ 304.41	\$ 15.65	5.42%	992 sq ft