

**Miller Ranch Condominium Association
2021 Approved Budget**

	2020 PROJECTED YEAR END	2020 APPROVED BUDGET	2021 APPROVED BUDGET
OPERATING INCOME			
Common Assessment	245,314.92	245,216.05	245,216.05
Finance Charge Income	1,228.35	676.95	500.00
Returned check charge	60.00		
Interest Income First Bank	463.21	500.00	60.00
Interst Income Edward Jones	2,668.80		2,000.00
TOTAL OPERATING INCOME	249,735.28	246,393.00	247,776.05
OPERATING EXPENSES			
Accounting-Tax Return Prep	350.00	350.00	350.00
Alarm Monitoring & Telephone	18,084.55	17,800.00	18,000.00
Bank Charges	0.00	50.00	50.00
Electricity	9,482.37	11,500.00	11,000.00
Fire Alarm/Sprinkler Maintenance	6,673.60	2,400.00	2,400.00
Federal/State Income Taxes	138.00		200.00
Insurance	17,813.50	17,238.00	20,668.00
Miscellaneous	245.79	250.00	250.00
Legal Fees	247.50	1,000.00	500.00
Property Management Fees	41,000.04	41,000.00	41,000.00
Repairs and Maintenance	31,518.09	25,000.00	24,000.00
Roof Snow Removal	0.00	1,100.00	1,100.00
Sidewalk Snow Shoveling	16,462.16	16,000.00	15,500.00
Snow Plowing	7,277.50	12,000.00	11,668.05
Trash Service	6,674.98	7,000.00	7,000.00
Water and Sewer	91,907.10	88,625.00	89,000.00
Website Expense	101.30	80.00	90.00
Window Washing	0.00	5,000.00	5,000.00
TOTAL OPERATING EXPENSES	247,976.48	246,393.00	247,776.05
NET ORDINARY INCOME	1,758.80	0.00	0.00
OTHER INCOME			
Reserve Assessment	81,900.00	81,900.00	81,900.00
TOTAL OTHER INCOME	81,900.00	81,900.00	81,900.00
RESERVE EXPENSES			
Concrete Walkways		11,258.00	
Concrete Dumpster pads		5,353.00	
Boulder walls		4,944.00	
Gutters & downspouts		11,124.00	
Heat tape		30,900.00	
Replace (2) Alarm Panels	2,268.16		
TOTAL RESERVE EXPENSES	2,268.16	63,579.00	0.00
NET OTHER INCOME/EXPENSES	79,631.84	18,321.00	81,900.00
TOTAL NET INCOME(LOSS)	(509.36)	18,321.00	81,900.00

Unit Type	2020 Monthly Assessment	2021 Approved Monthly Assessment	Monthly \$ Variance	% Variance	Unit Type
759-761 sq ft	245.34	\$ 245.34	\$ -	0.00%	759-761 sq ft
847-850 sq ft	272.60	\$ 272.60	\$ -	0.00%	847-850 sq ft
854-859 sq ft	275.32	\$ 275.32	\$ -	0.00%	854-859 sq ft
863-865 sq ft	278.05	\$ 278.05	\$ -	0.00%	863-865 sq ft
984-987 sq ft	316.21	\$ 316.21	\$ -	0.00%	984-987 sq ft
992 sq ft	318.94	\$ 318.94	\$ -	0.00%	992 sq ft