

**Miller Ranch Condominium Association
Approved 2013 Budget**

	2012	2012	2013
	ESTIMATED	TOTAL	APPROVED
	YEAR-END	BUDGET	BUDGET
OPERATING INCOME			
Common Assessment	234,169.99	234,013.00	234,013.00
Finance Charge Income	2,966.80	0.00	0.00
Interest Income	162.78	2,000.00	240.00
Violation Income	100.00	0.00	0.00
TOTAL INCOME	237,399.57	236,013.00	234,253.00
OPERATING EXPENSES			
Accounting-Tax Return Prep	300.00	300.00	300.00
Alarm Monitoring & Telephone	10,050.83	2,500.00	13,000.00
Bank Charges	305.47	100.00	100.00
Electricity	10,098.63	18,000.00	14,000.00
Fire Alarm/Sprinkler Maintenance	4,776.60	10,000.00	5,000.00
Insurance	9,895.00	10,714.00	10,851.00
Miscellaneous	270.03	300.00	300.00
Legal Fees	1,017.75	0.00	0.00
Property Management Fees	41,000.00	41,000.00	41,000.00
Repairs and Maintenance	19,105.99	25,000.00	22,000.00
Sidewalk Snow Shoveling	11,272.50	20,000.00	12,000.00
Snow Plowing	4,811.19	5,000.00	5,000.00
Trash Service	17,061.41	20,000.00	20,000.00
Unit I-141	10,820.53	0.00	0.00
Water and Sewer	65,415.70	62,000.00	66,000.00
Window Washing	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	206,201.63	214,914.00	209,551.00
RESERVE INCOME			
Reserve Assessment	45,000.00	45,000.00	45,000.00
TOTAL RESERVE INCOME	45,000.00	45,000.00	45,000.00
RESERVE EXPENSES			
Reserve Expenses	11,182.00	30,000.00	30,000.00
TOTAL RESERVE EXPENSES	11,182.00	30,000.00	30,000.00
RESERVE NET INCOME	33,818.00	15,000.00	15,000.00
TOTAL NET INCOME	65,015.94	36,099.00	39,702.00

2013 Proposed Monthly Assessments

2012 Current Monthly Assessment	2013 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	\$ -