

Fiscal Ending Date: 12-31-21

Avg. Expense Date Range: 8/1/19-7/31/20

2021 Millridge Budget

CODE	INCOME	2020 MONTHLY BUDGET	2020 12 MONTH AVERAGE Actual	2021		% Change 2021 Over 2020 Budget	Monthly \$ 2021 Over 2020 Budget	2021 Av. Per Owner Per Month
				MONTHLY BUDGET	ANNUAL BUDGET			
5000	Homeowners' Fees	26,611.45	26,611.45	26,930.79	323,169.45	1.2%	319.34	277.64
5230	Clubhouse Income	25.01	\$8.33	-	0.00		-25.01	
5830	Interest Income	25.71	\$5.34	5.34	64.08		-20.37	
5845	Late Charges	72.70	\$122.39	125.00	1,500.00	71.94%	52.30	
	TOTAL INCOME	26,734.87	26,747.51	27,061.13	324,733.53	1.22%	326.26	
6060	Electric	475.07	330.01	476.00	5,712.00	0.20%	0.93	\$ 4.91
6090	Garbage	1,544.40	1,506.56	1,575.00	18,900.00	1.98%	30.60	\$ 16.24
6105	Gas	156.17	86.69	157.00	1,884.00	0.53%	0.83	\$ 1.62
6150	Sewer	4,660.98	4,514.70	4,700.00	56,400.00	0.84%	39.02	\$ 48.45
6195	Water	3,505.90	2,511.63	3,500.00	42,000.00	-0.17%	(5.90)	\$ 36.08
6225	Plumbing Maintenance	75.13		75.00	900.00		(0.13)	\$ 0.77
6540	Gutters & Downspouts	372.14	370.00	380.00	4,560.00	2.11%	7.86	\$ 3.92
6585	General Maintenance Supplies	62.67	36.12	60.00	720.00	-4.26%	(2.67)	\$ 0.62
6675	Pest Control	63.50	16.67	125.00	1,500.00	96.85%	61.50	\$ 1.29
6690	Property Maintenance	168.98	646.52	250.00	3,000.00	47.95%	81.02	\$ 2.58
6735	Roof Maintenance	150.00	33.33	150.00	1,800.00	0.00%	-	\$ 1.55
7105	Office Expense - CMI	190.33	193.26	195.00	2,340.00	2.45%	4.67	\$ 2.01
7330	Office Expense - HOA	14.43		15.00	180.00		0.57	\$ 0.15
7120	Consulting Fees	50.00	62.50	62.50	750.00	25.00%	12.50	\$ 0.64
7225	Insurance Am Fam	2,342.33	2,331.43	2,596.00	31,152.00	10.83%	253.67	\$ 26.76
7255	Legal	357.12	146.63	350.00	4,200.00	-1.99%	(7.12)	\$ 3.61
7285	CMI Management Expense	97.28	149.28	149.28	1,791.36	53.45%	52.00	\$ 1.54
7300	CMI Management Fee	2,104.22	2,090.07	2,115.15	25,381.81	1.20%	10.93	\$ 21.81
7375	Website Expense	50.00	50.17	50.25	603.00	0.50%	0.25	\$ 0.52
7465	Taxes, Licenses, Fees & Audits	213.19	266.26	267.00	3,204.00	25.24%	53.81	\$ 2.75
7480	Bad Debts - Uncollectable	142.96	468.04	150.00	1,800.00	4.92%	7.04	\$ 4.83
7630	Sprinkler System Repair	271.04	325.94	325.00	3,900.00	19.91%	53.96	\$ 3.35
7675	Landscape Maintenance Contract	3,223.42	3,241.67	3,400.00	40,800.00	5.48%	176.58	\$ 35.05
7690	Landscape Improvements	253.99	85.82	265.00	3,180.00	4.33%	11.01	\$ 2.73
7780	Tree Maintenance	65.00	8.33	75.00	900.00	15.38%	10.00	\$ 2.73
8455	Club House Expense	31.25	18.75	32.00	384.00	2.40%	0.75	\$ 0.33
8530	Swimming Pool Maint & Chemicals	768.90	665.97	775.00	9,300.00	0.79%	6.10	\$ 7.99
	TOTAL FROM OPERATIONS	21,410.40	20,156.35	22,270.18	267,242.17	4.02%	859.78	\$ 229.59
1790	General Operating Contingency	-	-	-	-			
1908	Replacement Reserves	5,324.47	6,591.16	4,790.95	57,491.36	-27.31%	(533.52)	\$ 49.39
	TOTAL OPERATIONS & RESERVES	25,587.00	26,747.51	27,061.13	324,733.53	1.17%		\$ 99.39

CURRENT US CPI AT BUDGET FORECAST = 1.2%

<https://www.bls.gov/news.release/cpi.t01.htm>

Each Owner's Share of Monthly Expenses

