

Fiscal Ending Date: 12-31-22

Avg. Expense Date Range: 8/1/20-7/31/21

2022 Millridge Budget

CODE	INCOME	2021 MONTHLY BUDGET	2021 12 MONTH AVERAGE Actual	2022		% Change 2022 Over 2021 Actual	Monthly \$ 2022 Over 2021 Actual	2022 Av. Per Owner Per Month
				MONTHLY BUDGET	ANNUAL BUDGET			
5000	Homeowners' Fees	26,930.79	26,930.79	28,600.50	343,205.99	6.2%	1,669.71	294.85
5230	Clubhouse Income		\$0.00	20.00	240.00		20.00	
5830	Interest Income	5.34	\$0.61	0.61	7.32		0.00	
5845	Late Charges	125.00	\$45.42	40.00	480.00	-11.93%	-5.42	
	TOTAL INCOME	27,061.13	26,976.82	28,661.11	343,933.31	5.93%	1,684.29	
6060	Electric	476.00	287.89	299.12	3,589.41	3.90%	11.23	\$ 3.08
6090	Garbage	1,575.00	1,941.45	2,022.99	24,275.89	4.20%	81.54	\$ 20.86
6105	Gas	157.00	157.00	163.28	1,959.36	4.00%	6.28	\$ 1.68
6150	Sewer	4,700.00	4,700.00	4,925.60	59,107.20	4.80%	225.60	\$ 50.78
6195	Water	3,500.00	3,500.00	3,668.00	44,016.00	4.80%	168.00	\$ 37.81
6225	Plumbing Maintenance	75.00	416.58	125.00	1,500.00	-69.99%	(291.58)	\$ 1.29
6540	Gutters & Downspouts	380.00	620.83	375.00	4,500.00	-39.60%	(245.83)	\$ 3.87
6585	General Maintenance Supplies	60.00	36.14	60.00	720.00	66.02%	23.86	\$ 0.62
6675	Pest Control	125.00	109.12	125.00	1,500.00	14.55%	15.88	\$ 1.29
6690	Property Maintenance	250.00	354.93	250.00	3,000.00	-29.56%	(104.93)	\$ 2.58
6735	Roof Maintenance	150.00	31.67	150.00	1,800.00	373.63%	118.33	\$ 1.55
7105	Office Expense - CMI	195.00	236.09	225.00	2,700.00	-4.70%	(11.09)	\$ 2.32
7330	Office Expense - HOA	15.00	14.33	15.00	180.00	4.68%	0.67	\$ 0.15
7120	Consulting Fees	62.50	-	68.00	816.00	#DIV/0!	68.00	\$ 0.70
7225	Insurance Am Fam	2,596.00	2,498.51	3,086.90	37,042.80	23.55%	588.39	\$ 31.82
7255	Legal	350.00	10.94	250.00	3,000.00	2185.19%	239.06	\$ 2.58
7285	CMI Management Expense	149.28	1.58	150.00	1,800.00	9393.67%	148.42	\$ 1.55
7300	CMI Management Fee	2,115.15	2,122.92	2,231.19	26,774.27	5.10%	108.27	\$ 23.00
7375	Website Expense	50.25	50.77	50.77	609.24	0.00%	-	\$ 0.52
7465	Taxes, Licenses, Fees & Audits	267.00	27.12	250.00	3,000.00	821.83%	222.88	\$ 2.58
7480	Bad Debts - Uncollectable	150.00	345.59	150.00	1,800.00	-56.60%	(195.59)	\$ 3.56
7630	Sprinkler System Repair	325.00	236.58	350.00	4,200.00	47.94%	113.42	\$ 3.61
7675	Landscape Maintenance Contract	3,400.00	3,370.00	3,557.00	42,684.00	5.55%	187.00	\$ 36.67
7690	Landscape Improvements	265.00	154.54	265.00	3,180.00	71.48%	110.46	\$ 2.73
7780	Tree Maintenance	65.00	75.00	75.00	900.00	0	-	\$ 2.73
8455	Club House Expense	32.00	25.00	32.00	384.00	28.00%	7.00	\$ 0.33
8530	Swimming Pool Maint & Chemicals	768.90	542.22	775.00	9,300.00	42.93%	232.78	\$ 7.99
	TOTAL FROM OPERATIONS	22,254.08	21,866.80	23,694.85	284,338.17	6.47%	1,828.05	\$ 244.28
1790	General Operating Contingency	-	-	-	-			
1908	Replacement Reserves	4,807.05	5,110.02	4,966.26	59,595.14	-2.81%	159.21	\$ 51.20
	TOTAL OPERATIONS & RESERVES	27,061.13	26,976.82	28,661.11	343,933.31	6.24%		

CURRENT US CPI AT BUDGET FORECAST = 6.2%

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