

**MILLRIDGE HOMEOWNERS ASSOCIATION
2017 OPERATING BUDGET**

CMI/10/MRHOA

Property : # 205 Millridge							
Fiscal Ending Date: 12-31-17		2016	12 MONTH	2017.00	2017		
CODE	INCOME	MONTHLY BUDGET	AVERAGE EXPENSE	MONTHLY BUDGET	ANNUAL BUDGET	Variance by	
						%	\$/Month
5000	Homeowners' Fees	24,612.06		24981.24	\$ 299,774.89	1.5%	\$ 369.18
5230	Clubhouse Income	41.67		41.67	\$ 500.00	0%	\$ -
5830	Interest Income	2.00		3.67	\$ 44.04	84%	\$ 1.67
5845	Late Charges	41.67		38.33	\$ 500.00	-8%	\$ (3.34)
	TOTAL INCOME	24,697.39		25064.91	\$ 300,778.89	1.5%	\$ 367.51
6060	Electric	\$ 416.67	\$ 347.41	\$ 425.00	\$ 5,100.00	2%	\$ 8.33
6090	Garbage	\$ 1,441.67	\$ 1,434.90	\$ 1,470.50	\$ 17,646.00	2%	\$ 28.83
6105	Gas	\$ 187.50	\$ 149.54	\$ 184.50	\$ 2,214.00	-2%	\$ (3.00)
6150	Sewer	\$ 4,225.00	\$ 4,062.75	\$ 4,309.50	\$ 51,714.00	2%	\$ 84.50
6195	Water	\$ 2,566.67	\$ 2,338.86	\$ 2,938.83	\$ 35,265.96	14%	\$ 372.16
6225	Plumbing Maintenance	\$ 50.00	\$ 48.92	\$ 66.67	\$ 800.04	33%	\$ 16.67
6540	Gutters & Downspouts	\$ 583.33	\$ 227.42	\$ 583.33	\$ 6,999.96	0%	\$ (0.00)
6585	General Maintenance Supplies	\$ 12.50	\$ 5.70	\$ 20.83	\$ 249.96	67%	\$ 8.33
6675	Pest Control	\$ 62.50	\$ -	\$ 280.00	\$ 3,360.00	348%	\$ 217.50
6690	Property Maintenance	\$ 914.17	\$ 501.97	\$ 872.50	\$ 10,470.00	-5%	\$ (41.67)
6735	Roof Maintenance	\$ 208.33	\$ 177.08	\$ 208.33	\$ 2,499.96	0%	\$ (0.00)
7105	Office Expense - CMI	\$ 250.00	\$ 233.31	\$ 275.67	\$ 3,308.04	10%	\$ 25.67
7330	Office Expense - HOA	\$ 35.00	\$ 1.13	\$ 45.83	\$ 549.96	31%	\$ 10.83
7120	Consulting Fees	\$ 62.50	\$ -	\$ 62.50	\$ 750.00	0%	\$ -
7225	Insurance	\$ 2,081.78	\$ 2,061.52	\$ 2,081.47	\$ 24,977.64	0%	\$ (0.31)
7255	Legal	\$ 250.00	\$ 123.67	\$ 250.00	\$ 3,000.00	0%	\$ -
7285	CMI Management Expense	\$ 75.43	\$ -	\$ 75.42	\$ 905.04	0%	\$ (0.01)
7300	CMI Management Fee	\$ 1,969.35	\$ 1,969.35	\$ 2,000.85	\$ 24,010.20	1.6%	\$ 31.50
7375	Website Expense	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00	0%	\$ -
7465	Taxes, Licenses, Fees & Audits	\$ 375.00	\$ 61.25	\$ 375.00	\$ 4,500.00	0%	\$ -
7480	Bad Debts - Uncollectable	\$ 416.67	\$ 416.67	\$ 416.67	\$ 5,000.04	0%	\$ 0.00
7630	Sprinkler System Repair	\$ 166.67	\$ 438.33	\$ 308.33	\$ 3,699.96	85%	\$ 141.66
7675	Landscape Maintenance Contract	\$ 2,622.00	\$ 2,692.00	\$ 2,827.00	\$ 33,924.00	8%	\$ 205.00
7690	Landscape Improvements	\$ 300.00	\$ 309.67	\$ 325.00	\$ 3,900.00	8%	\$ 25.00
8455	Club House Expense	\$ 50.00	\$ 52.62	\$ 50.00	\$ 600.00	0%	\$ -
8530	Swimming Pool Maint & Chemicals	\$ 791.67	\$ 398.97	\$ 833.33	\$ 9,999.96	5%	\$ 41.66
	TOTAL FROM OPERATIONS	\$ 20,164.39	\$ 9,487.54	\$ 21,337.06	\$ 256,044.72	6%	\$ 1,172.67
1790	General Operating Contingency	0.00		0.00			\$ -
1908	Replacement Reserves	\$ 4,533.00		\$ 3,727.85	\$ 44,734.17	-18%	\$ (805.15)
	TOTAL OPERATIONS & RESERVES	\$ 24,697.39		\$ 25,064.91	\$ 300,778.89	1.5%	\$ 367.51
These projections are subject to increase or decrease to reflect changes in operating policies, and/or level of service, inflation or other causes. These projections are only estimates, prepared with due care.							
CURRENT COLA AT BUDGET FORECAST = 1.5%							