2019 Millridge Budget With Committee Adjustments												
Fiscal Er	ding Date: 12-31-19			2019	2019							
		2018	2018	Approved	Approved	% Change		2019 Per				
		MONTHLY	12 MONTH	MONTHLY	ANNUAL	2019 Over		Owner				
CODE	INCOME	BUDGET	AVERAGE	BUDGET	BUDGET	2018	2018	Per				
			<u>Actual</u>			<u>Actual</u>	<u>Budget</u>	Month				
5000	Homeowners' Fees	25,503.33	25,503.33	26,140.91	313,690.96		637.58	269.49	2019 Average Fees, F	Per Owner, Per Month	\$ 262.9	
5230	Clubhouse Income	41.67	\$16.67	29.17	350.07		-12.49				\$ 6.5	7 Increase Per Month
5830	Interest Income	3.67	\$25.26	25.26	303.12		21.59					
5845	Late Charges TOTAL INCOME	38.33 25,587.00	\$71.41 25,616.67	71.41 26,266.76	856.92 315,201.07	0.00% 2.54%	33.08 679.76					
					_ ′							
6060	Electric	450.00	443.01	464.27	5,571.29			\$ 4.79				
6090	Garbage	1,470.50	1,475.00	1,534.00	18,408.00		63.50	\$ 15.81				
6105	Gas	141.67	149.88	146.73	1,760.79		5.07	\$ 1.51		AboutNWNatural/Rates		
6150	Sewer	4,208.33	4,340.60	4,540.27	54,483.21		331.93	\$ 46.81		ces.org/media/2338/ad		
6195	Water	3,041.67	3,075.20	3,489.12	41,869.46		447.46	\$ 35.97	www.tvwd.org/news	events/water-rate-incre		ber-1.aspx
6225 6540	Plumbing Maintenance	66.67 308.33	41.75 479.58	66.67	800.10		24.92 0.04	\$ 0.69 \$ 3.18		\$2.58\$0.27	\$4.79	_\$1.51
6585	Gutters & Downspouts General Maintenance Supplies	25.00	67.12	308.37 67.12	3,700.44 805.44		42.12	\$ 3.18 \$ 0.69	\$2.58	\$7.3	1	
6675	Pest Control	140.00	154.58	154.58	1,854.96		14.58	\$ 1.59	\$0.61	\$31.75 Pool	515.81	
6690	Property Maintenance	833.33	156.82	156.82	1,881.84		(676.51)		\$2.74	Landscape	Garbage	tecns
6735	Roof Maintenance	416.67	161.25	201.56	2,418.75		(215.10)		\$0.52			\$46.81
7105	Office Expense - CMI	166.67	364.39	364.39	4,372.68		, ,	\$ 3.76	\$21.34			-
7330	Office Expense - HOA	41.67	37.50	37.50	450.00		(4.17)		CMI fees			
7120	Consulting Fees	145.83	291.67	62.50	750.06		(229,17)					
7225	Insurance	2,274.33	2,220.89	2,292.62	27,511.50		18.29	\$ 23.64		\$23.64	\$35.97	
7255	Legal	125.00	318.04	125.02	1,500.26		0.02	\$ 1.29	\$0.70	Insurance	Water	
7285	CMI Management Expense	41.67	67.50	67.50	810.00		25.83	\$ 0.70	4130			
7300	CMI Management Fee	2,019.00	1,998.31	2,070.25	24,842.99		51.25	\$ 21.34	\$1.29./			
7375	Website Expense	50.00	50.00	50.00	600.00		-	\$ 0.52	_		3.18	
7465	Taxes, Licenses, Fees & Audits	250.00	265.92	265.92	3,191.04	0.00%	15.92	\$ 2.74		\$0.64		
7480	Bad Debts - Uncollectable	60.00	59.58	59.58	715.00	0.00%	(0.42)	\$ 0.61	So.:	\$3.76 \$1.62	\$0.69	60
7630	Sprinkler System Repair	250.00	269.70	250.01	3,000.14	-7.30%	0.01	\$ 2.58		\$2.08-/	\\$1.59 _\$0	.09
7675	Landscape Maintenance Contra	2,983.00	2,933.17	3,079.83	36,957.94		96.83	\$ 31.75	Each Own	er's Share of Mo	nthly Operation	nal Expenses
7690	Landscape Improvements	250.00	500.00	250.00	3,000.00		(250.00)					
8455	Club House Expense	50.00	25.91	25.91	310.92		(24.09)					
8530	Swimming Pool Maint & Chemic	666.67	708.69	708.69	8,504.28		42.02	\$ 7.31				
	TOTAL FROM OPERATIONS	20,476.00	20,656.06	20,839.26	250,071.09	0.89%	363.26	\$ 214.84				
1790	General Operating Contingency	-	-	-	-							
1908	Replacement Reserves	5,111.00	4,960.61	5,427.50	65,129.98	9.41%	316.50	\$ 55.95	20.8%	Going to Reserv	es (average)	
	TOTAL OPERATIONS & RESI		25,616.67	26,266.76	315,201.07	2.54%		\$ 105.95	39.3%	With Serial Asse		
	CURRENT US CPI AT B	LIDGET CORE	ACT = 2 EW	https://w	unu ble gov/n	us release /	i +01 h+m					
Those re-	ojections are subject to increase				ww.bls.gov/new	vs.reiease/cp	M.COT.HUII		 	-	 	+
									 		-	+
level of service, inflation or other causes. These projections are only estimates, prepared with due care.										+		
Н	Budget, Expenses and Assessments								+		 	+
H '									 			+
7.1 <u>Budget</u> . The Board of Directors shall, from time to time and at least annually, prepare a budget for the Association;												1
estimate the Common Expenses expected to be incurred, less any previous overassessment; and assess the Common Expenses to each										1		1
Owner in the proportion set forth in this Article. The maximum												
Direct	annual assessment may be increased each year by the Board of Directors at a rate not greater than the published U.S. Cost of											
Living	Index in effect at the tim	crease. Hower	ver, such									
approv	assessment may be increased above said rate pursuant to the approval of a majority vote of Owners, either in person or by											
proxy	at a duly constituted meet	ing called f	or such purpo	se.								
Millridge CC&R's												
rininge coaks												