

MELWOOD OAKS ASSOCIATION, INC.

Approved Budget for 2017, Total 97 units
January 1, 2017 through December 31, 2017

Account Codes	Line Item	Adopted Budget 2016	Actual 08/31/16	Projected Actual 12/31/2016	PROPOSED Budget 2017	Increase / Decrease
INCOME						
1000	MAINTENANCE ASSESSMENTS	\$196,711.51	\$131,144.00	\$196,716.00	\$208,357.47	\$11,645.96
1010	WORKING CAPITAL	\$0.00	\$2,028.00	\$2,028.00	\$0.00	\$0.00
1020	OTHER INCOME	\$1,000.00	\$150.00	\$150.00	\$1,000.00	\$0.00
TOTAL INCOME		\$197,711.51	\$133,322.00	\$198,894.00	\$209,357.47	\$11,645.96
EXPENSES						
GROUNDS/LANDSCAPING						
3000	LAWN SERVICE	\$35,592.00	\$23,728.00	\$35,592.00	\$35,592.00	\$0.00
	POOL SERVICE/REPAIR	\$2,500.00	\$3,930.00	\$3,930.00	\$1,540.00	-\$960.00
	POND MAINTENANCE	\$1,650.00	\$1,070.00	\$1,605.00	\$1,650.00	\$0.00
3050	TREE GROUNDS MAINTENANCE	\$6,000.00	\$2,322.00	\$3,483.00	\$6,000.00	\$0.00
	GENERAL MAINTENANCE	\$3,384.64	\$4,450.00	\$5,000.00	\$3,384.64	\$0.00
SUBTOTAL		\$49,126.64	\$35,500.00	\$49,610.00	\$48,166.64	-\$960.00
BUILDING MAINTENANCE						
4010	POOL CLEANING	\$2,040.00	\$1,360.00	\$2,040.00	\$2,040.00	\$0.00
4020	SEWAR MAINTENANCE	\$2,500.00	\$0.00	\$2,500.00	\$2,000.00	-\$500.00
SUBTOTAL		\$3,100.00	\$1,360.00	\$4,540.00	\$4,040.00	\$940.00
UTILITIES						
5000	CABLE TV	\$33,809.71	\$22,873.00	\$34,309.50	\$35,681.88	\$1,872.17
5010	ELECTRIC	\$3,300.00	\$2,069.00	\$3,103.50	\$3,300.00	\$0.00
5020	WATER/SEWAR GARBAGE	\$200.00	\$96.00	\$144.00	\$200.00	\$0.00
SUBTOTAL		\$37,309.71	\$25,038.00	\$37,557.00	\$39,181.88	\$1,872.17
ADMINISTRATION						
6000	ASSOCIATION MEETINGS	\$150.00		\$150.00	\$150.00	\$0.00
6010	BAD DEBT	\$3,000.00	\$3,000.00	\$4,500.00	\$2,500.00	-\$500.00
6020	BANK SERVICE CHARGE	\$25.00	\$219.00	\$220.00	\$220.00	\$195.00
6030	INSURANCE BOND	\$750.00	\$544.00	\$544.00	\$600.00	-\$150.00
6040	INSURANCE POOL PROP/LIABILITY	\$4,000.00	\$3,200.00	\$3,200.00	\$3,300.00	-\$700.00
6050	LEGAL	\$4,000.00	\$744.00	\$1,116.00	\$3,500.00	-\$500.00
6060	MANAGEMENT FEE	\$10,021.26	\$7,515.00	\$10,021.00	\$10,321.63	\$300.37
6070	OFFICE SUPPLIES/POSTAGE/WEB	\$1,000.00	\$826.00	\$1,239.00	\$1,000.00	\$0.00
	TAXES & PERMITS	\$600.00	\$366.00	\$549.00	\$600.00	\$0.00
SUBTOTAL		\$23,546.26	\$16,414.00	\$20,990.00	\$22,191.63	-\$1,354.63
TOTAL OPERATING COSTS		\$113,082.61	\$78,312.00	\$112,697.00	\$113,580.15	\$497.54
RESERVE						
	ROOF REPLACEMENT FUND	\$62,852.64	\$41,901.00	\$62,852.00	\$61,065.82	\$1,786.82
	POOL REPAIR	\$2,192.27	\$1,278.00	\$2,192.00	\$1,105.50	
	PAINTING		\$0.00		\$13,968.00	
	ROAD AND CONCRETE REPAIR	\$19,584.00	\$11,424.00	\$19,584.00	\$19,638.00	
TOTAL RESERVE COST		\$84,628.90	\$54,603.00	\$84,628.00	\$95,777.32	-\$11,148.41
TOTAL OPERATING + RESERVE		\$197,711.51		\$197,325.00	\$209,357.47	-\$10,650.87

MEMBER FEE

Annual Fee
Monthly Fee

	Year 2014		Year 2016
Annual Fee	\$ 2,027.95		\$ 2,148.02
Monthly Fee	\$ 169.00		\$ 179.00