

MELWOOD OAKS ASSOCIATION, INC.

Approved Budget for 2021, Total 97 units
January 1, 2021 through December 31, 2021

Line Item	Adopted Budget 2020	Actual 08/31/20	Projected Actual 12/31/2020	Approved Budget 2021	Increase / Decrease
INCOME					
MAINTENANCE ASSESSMENTS	\$219,996.00	\$158,886.00	\$211,848.00	\$219,996.00	\$0.00
WORKING CAPITAL	\$0.00	\$1,092.00	\$1,456.00	\$0.00	\$0.00
OTHER INCOME	\$0.00	\$120.00	\$160.00	\$0.00	\$0.00
TOTAL INCOME	\$219,996.00	\$160,098.00	\$213,464.00	\$219,996.00	\$0.00
EXPENSES					
GROUNDS/LANDSCAPING					
LAWN SERVICE	\$39,120.00	\$26,080.00	\$39,120.00	\$39,120.00	\$0.00
POND MAINTENANCE	\$1,600.00	\$1,116.00	\$1,674.00	\$1,600.00	\$0.00
TREE GROUNDS MAINTENANCE	\$9,000.00	\$5,765.00	\$8,647.50	\$9,000.00	\$0.00
GENERAL MAINTENANCE	\$8,525.91	\$1,194.00	\$1,791.00	\$8,419.63	-\$106.28
SUBTOTAL	\$58,245.91	\$34,155.00	\$51,232.50	\$58,139.63	-\$106.28
BUILDING MAINTENANCE					
POOL CLEANING	\$2,040.00	\$2,720.00	\$4,080.00	\$3,600.00	\$1,560.00
POOL REPAIR	\$2,000.00	\$790.00	\$1,185.00	\$2,000.00	\$0.00
SEWAR MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$4,040.00	\$3,510.00	\$5,265.00	\$5,600.00	\$1,560.00
UTILITIES					
CABLE TV	\$46,461.80	\$30,945.00	\$46,417.50	\$48,738.38	\$2,276.58
ELECTRIC	\$3,300.00	\$2,171.00	\$3,256.50	\$3,300.00	\$0.00
WATER/SEWAR GARBAGE	\$200.00	\$62.00	\$93.00	\$200.00	\$0.00
SUBTOTAL	\$49,961.80	\$33,178.00	\$49,767.00	\$52,238.38	\$2,276.58
ADMINISTRATION					
ASSOCIATION MEETINGS	\$150.00	\$150.00	\$150.00	\$150.00	\$0.00
BAD DEBT	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00
BANK SERVICE CHARGE	\$220.00	\$126.00	\$189.00	\$220.00	\$0.00
INSURANCE	\$5,000.00	\$3,241.00	\$4,861.50	\$5,200.00	\$200.00
LEGAL/CPA	\$5,000.00	\$659.00	\$988.50	\$5,000.00	\$0.00
MANAGEMENT FEE	\$10,321.63	\$6,881.00	\$10,321.50	\$10,631.15	\$309.52
OFFICE SUPPLIES/POSTAGE/WEB	\$800.00	\$464.00	\$696.00	\$800.00	\$0.00
TAXES & PERMITS	\$600.00	\$561.00	\$600.00	\$600.00	\$0.00
SUBTOTAL	\$23,091.63	\$12,082.00	\$17,206.50	\$23,601.15	\$509.52
TOTAL OPERATING COSTS	\$135,339.34	\$82,925.00	\$123,471.00	\$139,579.15	\$4,239.81
RESERVE					
ROOF REPLACEMENT FUND	\$47,699.92	\$31,799.00	\$47,698.50	\$47,699.92	-\$0.01
POOL MARCITE	\$1,095.57	\$730.00	\$1,095.00	\$1,928.83	
PAINTING	\$13,026.67	\$8,684.00	\$13,026.00	\$14,630.60	
ROAD / DITCH REPAIR	\$22,834.50	\$15,222.00	\$22,833.00	\$16,157.50	
TOTAL RESERVE COST	\$84,656.66	\$56,435.00	\$84,652.50	\$80,416.85	\$4,239.81
TOTAL OPERATING + RESERVE	\$219,996.00		\$208,123.50	\$219,996.00	\$0.00

MEMBER FEE

Annual Fee
Monthly Fee

	Year 2021	Year 2021
Annual Fee	\$ 2,268.00	\$ 2,268.00
Monthly Fee	\$ 189.00	\$ 189.00