

MELWOOD OAKS ASSOCIATION, INC.

Approved Budget for 2022, Total 97 units
January 1, 2022 through December 31, 2022

Line Item	Approved Budget 2021	Actual 08/31/21	Projected Actual 12/31/2021	Approved Budget 2022	Increase / Decrease
INCOME					
MAINTENANCE ASSESSMENTS	\$219,996.00	\$146,664.00	\$219,996.00	\$226,980.00	\$6,984.00
WORKING CAPITAL	\$0.00	\$1,512.00	\$2,268.00	\$2,567.76	\$2,567.76
OTHER INCOME	\$0.00	\$232.00	\$348.00	\$0.00	\$0.00
TOTAL INCOME	\$219,996.00	\$148,408.00	\$222,612.00	\$229,547.76	\$9,551.76
EXPENSES					
GROUND/SLANDSCAPING					
LAWN SERVICE	\$39,120.00	\$27,134.00	\$40,701.00	\$40,702.00	\$1,582.00
POND MAINTENANCE	\$1,600.00	\$1,122.00	\$1,683.00	\$1,700.00	\$100.00
TREE GROUNDS MAINTENANCE	\$9,000.00	\$0.00	\$8,000.00	\$8,000.00	-\$1,000.00
GENERAL MAINTENANCE	\$8,419.63	\$1,313.00	\$1,969.50	\$3,500.00	-\$4,919.63
SUBTOTAL	\$58,139.63	\$29,569.00	\$52,353.50	\$53,902.00	-\$4,237.63
BUILDING MAINTENANCE					
POOL CLEANING	\$3,600.00	\$3,832.00	\$3,600.00	\$3,600.00	\$0.00
POOL REPAIR	\$2,000.00	\$790.00	\$2,148.00	\$1,500.00	-\$500.00
SUBTOTAL	\$5,600.00	\$4,622.00	\$5,748.00	\$5,100.00	-\$500.00
UTILITIES					
CABLE TV	\$48,738.38	\$32,497.00	\$48,745.50	\$51,182.78	\$2,444.40
ELECTRIC	\$3,300.00	\$2,254.00	\$3,381.00	\$3,400.00	\$100.00
WATER/SEWAR GARBAGE	\$200.00	\$103.00	\$154.50	\$200.00	\$0.00
SUBTOTAL	\$52,238.38	\$34,854.00	\$52,281.00	\$54,782.78	\$2,544.40
ADMINISTRATION					
ASSOCIATION MEETINGS	\$150.00	\$150.00	\$150.00	\$150.00	\$0.00
BAD DEBT	\$1,000.00	\$0.00	\$0.00	\$500.00	-\$500.00
BANK SERVICE CHARGE	\$220.00	\$40.00	\$60.00	\$220.00	\$0.00
INSURANCE	\$5,200.00	\$3,241.00	\$5,426.00	\$5,500.00	\$300.00
LEGAL/CPA	\$5,000.00	\$272.00	\$408.00	\$4,000.00	-\$1,000.00
MANAGEMENT FEE	\$10,631.15	\$7,087.00	\$10,630.50	\$10,630.00	-\$1.15
OFFICE SUPPLIES/POSTAGE/WEB	\$800.00	\$330.00	\$495.00	\$800.00	\$0.00
TAXES & PERMITS	\$600.00	\$557.00	\$600.00	\$600.00	\$0.00
SUBTOTAL	\$23,601.15	\$11,677.00	\$17,169.50	\$22,400.00	-\$1,201.15
TOTAL OPERATING COSTS	\$139,579.15	\$80,722.00	\$127,552.00	\$136,184.78	-\$3,394.38
RESERVE					
ROOF REPLACEMENT FUND	\$47,699.92	\$31,800.00	\$47,700.00	\$52,469.90	\$4,769.98
POOL MARCITE	\$1,928.83	\$1,285.00	\$1,927.50	\$1,929.00	\$0.17
PAINTING	\$14,630.60	\$9,753.00	\$14,629.50	\$14,630.75	\$0.15
ROAD / DITCH REPAIR	\$16,157.50	\$10,771.00	\$16,156.50	\$24,333.33	\$8,175.83
TOTAL RESERVE COST	\$80,416.85	\$53,609.00	\$80,413.50	\$93,362.98	\$12,946.13
TOTAL OPERATING + RESERVE	\$219,996.00		\$207,965.50	\$229,547.76	\$9,551.76

MEMBER FEE

Annual Fee
Monthly Fee

	Year 2021	Year 2022
Annual Fee	\$ 2,268.00	\$ 2,340.00
Monthly Fee	\$ 189.00	\$ 195.00