

MELWOOD OAKS ASSOCIATION, INC.

Approved Budget for 2019, Total 97 units
January 1, 2019 through December 31, 2019

Line Item	Adopted Budget 2018	Actual 09/30/18	Projected Actual 12/31/2018	PROPOSED Budget 2019	Increase / Decrease
INCOME					
MAINTENANCE ASSESSMENTS	\$211,848.00	\$158,886.00	\$211,848.00	\$215,340.00	\$3,492.01
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	\$208,427.64	\$160,098.00	\$213,464.00	\$215,340.00	\$6,912.37
EXPENSES					
GROUNDS/LANDSCAPING					
LAWN SERVICE	\$35,592.00	\$27,919.00	\$37,225.33	\$36,979.02	\$1,387.02
POND MAINTENANCE	\$1,600.00	\$1,174.00	\$1,565.33	\$1,600.00	\$0.00
TREE GROUNDS MAINTENANCE	\$10,000.00	\$10,099.00	\$10,099.00	\$9,000.00	-\$1,000.00
GENERAL MAINTENANCE	\$4,000.00	\$10,111.00	\$11,000.00	\$9,000.00	\$5,000.00
SUBTOTAL	\$51,192.00	\$49,303.00	\$59,889.67	\$56,579.02	\$5,387.02
BUILDING MAINTENANCE					
POOL CLEANING	\$2,040.00	\$1,530.00	\$2,040.00	\$2,040.00	\$0.00
POOL REPAIR	\$2,040.00	\$1,808.00	\$2,410.67	\$2,000.00	-\$40.00
SEWAR MAINTENANCE	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00
SUBTOTAL	\$6,080.00	\$3,338.00	\$6,450.67	\$6,040.00	-\$40.00
UTILITIES					
CABLE TV	\$41,243.63	\$31,432.00	\$41,909.33	\$43,585.71	\$2,342.08
ELECTRIC	\$3,400.00	\$2,523.00	\$3,364.00	\$3,300.00	-\$100.00
WATER/SEWAR GARBAGE	\$200.00	\$3,867.00	\$5,156.00	\$200.00	\$0.00
SUBTOTAL	\$44,843.63	\$37,822.00	\$50,429.33	\$47,085.71	\$2,242.08
ADMINISTRATION					
ASSOCIATION MEETINGS	\$150.00		\$0.00	\$150.00	\$0.00
BAD DEBT	\$2,500.00	\$0.00	\$0.00	\$1,000.00	-\$1,500.00
BANK SERVICE CHARGE	\$220.00	\$171.00	\$228.00	\$220.00	\$0.00
INSURANCE	\$3,900.00	\$3,824.00	\$4,215.00	\$4,300.00	\$400.00
LEGAL	\$3,000.00	\$5,024.00	\$6,698.67	\$7,500.00	\$4,500.00
MANAGEMENT FEE	\$10,321.63	\$6,881.00	\$10,321.00	\$10,321.63	\$0.00
OFFICE SUPPLIES/POSTAGE/WEB	\$1,000.00	\$352.00	\$700.00	\$800.00	-\$200.00
TAXES & PERMITS	\$600.00	\$376.00	\$501.33	\$600.00	\$0.00
SUBTOTAL	\$21,691.63	\$16,628.00	\$22,162.67	\$24,891.63	\$3,200.00
TOTAL OPERATING COSTS	\$123,807.26	\$107,091.00	\$138,932.33	\$134,596.36	\$10,789.10
RESERVE					
ROOF REPLACEMENT FUND	\$66,976.34	\$50,233.00	\$63,555.98	\$50,000.00	-\$16,976.34
POOL MARCITE	\$1,095.40	\$821.00	\$1,094.67	\$1,095.08	
PAINTING	\$13,968.00	\$10,476.00	\$13,968.00	\$13,026.57	
ROAD / DITCH REPAIR	\$6,001.00	\$4,500.00	\$6,000.00	\$16,622.00	
TOTAL RESERVE COST	\$88,040.74	\$66,030.00	\$84,618.65	\$80,743.65	\$7,297.09
TOTAL OPERATING + RESERVE	\$211,848.00		\$223,550.98	\$215,340.00	\$18,086.19

MEMBER FEE

Annual Fee

Monthly Fee

	Year 2018		Year 2019
Annual Fee	\$ 2,184.00		\$ 2,220.00
Monthly Fee	\$ 182.00		\$ 185.00