

Meadowood Community Association
ADOPTED 2020 BUDGET

	Est Exp as of	2019 Approved	2020 ADOPTED
DESCRIPTION	12/31/2019	Budget	Budget
INCOME:			
App Fee/ARC Fee	4,500.00	2,500.00	2,500.00
Impact Fee Income	36,000.00	-	
Misc Income	5.00		
Comcast Signing/Income	8,540.00	1.00	8,540.00
Maintenance Fee Income	981,760.00	981,760.00	1,028,960.00
Late Fee Income	-	1.00	1.00
Owner Interest Income	615.32	1.00	1.00
Operating Interest Earned	841.02	1,500.00	1,000.00
Prior Year Income	-	48,421.00	48,899.00
TOTAL INCOME	1,032,261.34	1,034,184.00	1,089,901.00
EXPENSES:			
ADMINISTRATIVE			
Management Fee	63,036.00	63,000.00	76,900.00
On Site Office Supplies	3,060.30	2,000.00	2,000.00
Copier Lease	2,160.00	1,800.00	1,900.00
Postage	1,293.58	1,000.00	1,000.00
Website	600.00	2,000.00	1,500.00
Accounting Audit	6,200.00	6,200.00	6,200.00
Signature Office Expense	36.34	2,400.00	4,000.00
Insurance	38,691.26	41,500.00	40,000.00
Legal Fees	18,338.00	25,000.00	5,000.00
Legal Fees- Legal Reimbursements	(8,000.00)	(20,000.00)	(2,500.00)
Corporate Annual Fee	61.25	61.00	61.25
Copying Cost	1,821.40	1,400.00	1,400.00
Replacement Equipment	-	500.00	500.00
Telephone Admin Bldg.	1,347.35	2,000.00	1,600.00
Bad Debt Expense	-		5,000.00
TOTAL ADMINISTRATIVE EXPENSES	128,645.48	128,861.00	144,561.25
Expense			
Contingency	-	20,000.00	20,000.00
Total Expense	-	20,000.00	20,000.00
Landscape/Grounds			
Landscape Contract	20,392.00	25,000.00	25,000.00
Landscaping Replacement	200.00	1,000.00	2,000.00
Landscape Supplies			
Waterway Maintenance	5,928.00	5,900.00	5,928.00
Irrigation Contract	2,850.00	3,800.00	3,800.00
Tree Trim/Mulching	1,428.00	6,500.00	6,500.00
Total Landscape/Grounds	30,798.00	42,200.00	43,228.00
Maintenance & Repairs			
Maintenance Contract	20,851.70	22,000.00	22,000.00
Road Maintenance	13.89	6,000.00	6,000.00
Maintenance & Janitorial Supplies	839.82	1,000.00	1,000.00
Total Maintenance & Repairs	21,705.41	29,000.00	29,000.00
Other Expenses			
Association Owned Unit- Electricity	43.92	-	
Total Other Expenses	43.92	-	-

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Pool/Fountain Expenses			
Pool/Fountain Maintenance Contract	1,376.20	1,400.00	1,200.00
Pool/Fountain Repairs	225.00	-	400.00
Total Pool/Fountain Expense	1,601.20	1,400.00	1,600.00
Security Operations			
Gate Maintenance Contract	2,800.00	3,000.00	3,000.00
Repair & Maintenance- GRD HS	1,700.00	1,000.00	1,000.00
Decals	1,742.00	2,500.00	2,500.00
Security Cameras	300.00	500.00	500.00
Generator	500.00	800.00	800.00
Office Supplies- Security OPs	296.68	2,000.00	750.00
Copies- Security Ops	750.00	750.00	1,000.00
Security Services	225,733.12	225,750.00	233,000.00
Electric Guardhouse	4,935.00	5,000.00	5,000.00
Telephone Security	1,520.16	1,200.00	1,200.00
TOTAL SECURITY Operations	240,276.96	242,500.00	248,750.00
Utilities			
Electricity Common	603.15	1,000.00	1,000.00
Cable Television	174,288.38	182,037.00	197,126.00
Total Utilities	174,891.53	183,037.00	198,126.00
Water & Waste Plant Operations			
Plant Operations(US Water)	191,400.00	195,228.00	195,228.00
General Plant Labor	7,446.10	7,500.00	7,850.00
Equip Check & Maint Electrical	-	500.00	500.00
Calibrations Service	1,717.26	800.00	800.00
Sludge Bed Cleanout	1,861.60	2,000.00	2,000.00
Lab Water Testing	2,669.64	4,500.00	2,500.00
Lab Waste Water Testing	13,529.00	13,000.00	14,000.00
Well Maintenance	-	1,000.00	1,000.00
Lift Station Maintenance	1,740.00	3,500.00	3,500.00
Water/Sewer Distribution	2,560.00	4,000.00	4,000.00
Chemical- Plant Ops	38,709.00	27,000.00	45,000.00
License, Taxes, and Permit	1,000.00	1,000.00	1,000.00
FL Rural Water Association	-	350.00	350.00
R&M Utility Vehicle	200.00	500.00	500.00
Diesel Fuel	728.96	1,500.00	1,500.00
Fuel	300.00	500.00	500.00
Office Supplies-Plant OPS	500.00	200.00	200.00
Janitorial Supplies	642.00	400.00	500.00
Operation & Maint Supplies	6,320.94	15,000.00	15,000.00
Paint Supplies	54.95	500.00	500.00
Equipment Rental	-	2,000.00	2,000.00
System R&M-Waster/Water	3,274.96	7,000.00	5,000.00
System R&M -Water Plant	6,798.92	15,000.00	10,000.00
R&M Generator	2,188.18	1,500.00	1,500.00
Security Camera/Maint	210.00	500.00	500.00
Electric	23,917.53	20,000.00	25,000.00
Telephone	2,777.72	3,000.00	3,000.00
Total Water & Waste Plant Operations	310,546.76	327,978.00	343,428.00

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RESERVES			
RSV-Road Replacement	26,000.04	26,000.00	26,000.00
RSV-Storm Drainage Cleaning	3,000.00	3,000.00	5,000.00
RSV- Street Signs	999.96	1,000.00	1,000.00
RSV- Painting	999.96	1,000.00	1,000.00
RSV-Guardhouse Roof Replacement	324.96	325.00	325.00
RSV-Water & Sewer Permits	2,000.04	2,000.00	2,000.00
RSV- Vehicle Replacement	1,800.00	1,800.00	1,800.00
RSV- Accelerator & Tanks Replacement	12,000.00	12,000.00	12,000.00
RSV-Pump & Motor Replacement	3,333.00	3,333.00	3,333.00
RSV-Well Repair & Replacement	750.00	750.00	750.00
RSV-General Plant Improvements	8,000.04	8,000.00	8,000.00
RSV- Water Plant Impact Fees Collected	36,000.00	-	
TOTAL RESERVES	69,207.96	59,208.00	61,208.00
TOTAL EXPENSES	977,717.22	1,034,184.00	1,089,901.25
Annual per unit		2,080.00	2,180.00
Quarterly per unit		520.00	545.00