

## Meadowood Community Association

Units: 472

ACCT CODES	DESCRIPTION	2021				Notes
		2020	2021		PROPOSED	
		APPROVED Budget 2020	Year To Date 8/31/2020	YEAR END 2020 ESTIMATED	Budget 2021	
<b>Income</b>						
60000	Maintenance Fees	\$ 1,028,960.00	\$ 685,973.33	\$ 1,028,960.00	\$ 1,074,944.39	
60010	Owner Late Fee Income	\$ 1.25	\$ -	\$ -	\$ -	
60020	Owner Interest Income	\$ 1.00	\$ 672.83	\$ 1,009.24	\$ -	
61000	Cable Income	\$ 8,540.00	\$ 6,100.00	\$ 9,150.00	\$ 9,150.00	\$762.50 per month per CPA
62000	Application/ARC Fees	\$ 2,500.00	\$ 1,666.67	\$ 2,500.00	\$ 2,500.00	
68000	Operating Bank Interest	\$ 1,000.00	\$ 648.37	\$ 972.55	\$ 1,000.00	
69000	Prior Year Surplus	\$ 48,899.00	\$ 32,599.33	\$ 48,899.00	\$ 35,000.00	Need to leave approx. \$243,000 in the fund balance
		\$ 1,089,901.25	\$ 727,660.53	\$ 1,091,490.79	\$ 1,122,594.39	249,642.68
<b>Administrative</b>						
80000	Management Expense	\$ 76,900.00	\$ 51,266.64	\$ 76,899.96	\$ 76,900.00	
80005	Management Office Expense	\$ 4,000.00	\$ 236.60	\$ 354.90	\$ 500.00	
80010	Onsite Office Supplies	\$ 2,000.00	\$ 1,168.77	\$ 1,753.16	\$ 2,000.00	
80020	Copier Lease	\$ 1,900.00	\$ 1,276.37	\$ 1,914.56	\$ 1,900.00	
80030	Postage	\$ 1,000.00	\$ 255.82	\$ 383.73	\$ 1,000.00	
80040	Website	\$ 1,500.00	\$ 765.00	\$ 1,147.50	\$ 1,500.00	
80050	Accounting Audit	\$ 6,200.00	\$ 4,133.36	\$ 6,200.04	\$ 6,200.00	
80060	Bank Fees	\$ -	\$ 8.00	\$ 12.00	\$ -	
80070	Insurance	\$ 40,000.00	\$ 23,799.28	\$ 35,698.92	\$ 43,000.00	
80080	Legal Fees	\$ 5,000.00	\$ 11,262.97	\$ 16,894.46	\$ 5,000.00	
80085	Legal Fee Reimbursements	\$ (2,500.00)	\$ (15,425.30)	\$ (23,137.95)	\$ (2,500.00)	
80090	Annual Corporate Fee	\$ 61.25	\$ 40.83	\$ 61.25	\$ 61.25	
80100	Printing, Newsletters, Etc.	\$ 1,400.00	\$ 1,025.50	\$ 1,538.25	\$ 4,000.00	
80110	Replacement Equipment	\$ 500.00	\$ 461.68	\$ 692.52	\$ 700.00	
80120	Bad Debt	\$ 5,000.00	\$ 3,333.36	\$ 5,000.04	\$ 5,000.00	
80999	Contingency	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00	
		\$ 162,961.25	\$ 83,608.88	\$ 125,413.33	\$ 165,261.25	
<b>Landscaping &amp; Grounds</b>						
81000	Landscape Contract	\$ 25,000.00	\$ 13,796.00	\$ 20,694.00	\$ 25,000.00	
81010	Landscape Replacement	\$ 2,000.00	\$ 1,510.13	\$ 2,265.20	\$ 2,000.00	
81020	Tree Trimming/Mulch	\$ 6,500.00	\$ -	\$ -	\$ 6,500.00	
81030	Waterway Maintenance	\$ 5,928.00	\$ 4,057.00	\$ 6,085.50	\$ 6,300.00	
81040	Irrigation Contract	\$ 3,800.00	\$ 2,057.51	\$ 3,086.27	\$ 3,800.00	
		\$ 43,228.00	\$ 21,420.64	\$ 32,130.96	\$ 43,600.00	
<b>Maintenance &amp; Repairs</b>						
82000	Maintenance & Janitorial	\$ 22,000.00	\$ 12,168.00	\$ 18,252.00	\$ 20,000.00	
82010	Maintenance Supplies	\$ 1,000.00	\$ 43.33	\$ 65.00	\$ 1,000.00	
82100	Road Maintenance	\$ 6,000.00	\$ -	\$ -	\$ 6,000.00	
		\$ 29,000.00	\$ 12,211.33	\$ 18,317.00	\$ 27,000.00	
<b>Pool Expenses</b>						
83000	Pool/Fountain Maintenance	\$ 1,200.00	\$ 800.00	\$ 1,200.00	\$ 1,200.00	
83010	Pool Repairs & Supplies	\$ 400.00	\$ 200.00	\$ 300.00	\$ 400.00	
		\$ 1,600.00	\$ 1,000.00	\$ 1,500.00	\$ 1,600.00	
<b>Security Operations</b>						
84000	Security Guard Service	\$ 233,000.00	\$ 146,999.41	\$ 220,499.12	\$ 221,760.00	
NEW	Security Patrol Vehicle	\$ -	\$ 5,360.00	\$ 8,040.00	\$ 8,040.00	
NEW	Security Vehicle Fuel	\$ -	\$ 2,068.06	\$ 3,102.09	\$ 3,200.00	
84100	Gate Maintenance Contract	\$ 3,000.00	\$ 2,456.68	\$ 3,685.02	\$ 3,500.00	
84200	Security Camera	\$ 500.00	\$ 23.54	\$ 35.31	\$ 500.00	
84210	Guardhouse - Electric	\$ 5,000.00	\$ 3,632.21	\$ 5,448.32	\$ 5,000.00	
84220	Guardhouse - Phone	\$ 1,200.00	\$ 1,041.37	\$ 1,562.06	\$ 1,600.00	
84300	R&M Guardhouse	\$ 1,000.00	\$ 286.31	\$ 429.47	\$ 1,000.00	
84310	Generator	\$ 800.00	\$ -	\$ -	\$ 800.00	
84500	Decals	\$ 2,500.00	\$ 1,173.50	\$ 1,760.25	\$ 2,500.00	
84510	SEC - Office Supplies	\$ 750.00	\$ 186.89	\$ 280.34	\$ 750.00	
84520	SEC - Copies	\$ 1,000.00	\$ 51.48	\$ 77.22	\$ 250.00	
		\$ 248,750.00	\$ 163,279.45	\$ 244,919.18	\$ 248,900.00	
<b>Utilities</b>						
85000	Electricity	\$ 1,000.00	\$ 383.12	\$ 574.68	\$ 1,000.00	
85100	Cable	\$ 197,126.00	\$ 128,848.09	\$ 193,272.14	\$ 210,125.00	\$38.17 per month per owner(402 units) w/ estimated tax \$17000 a month
85200	Telephone	\$ 1,600.00	\$ 912.13	\$ 1,368.20	\$ 1,600.00	

		\$ 199,726.00	\$ 130,143.34	\$ 195,215.01	\$ 212,725.00	
<b>Water &amp; Waste Plant</b>						
86000	General Plant Labor	\$ 7,850.00	\$ 5,668.00	\$ 8,502.00	\$ 8,000.00	
86010	Plant Oper - US Water	\$ 195,228.00	\$ 127,600.00	\$ 191,400.00	\$ 208,626.00	
86020	Plant Oper - Chemicals	\$ 45,000.00	\$ 25,861.98	\$ 38,792.97	\$ 45,000.00	
86030	Plant Oper - Office Supplies	\$ 200.00	\$ 1,745.40	\$ 2,618.10	\$ 500.00	
86040	Maintenance Supplies	\$ 15,000.00	\$ 9,281.86	\$ 13,922.79	\$ 15,000.00	
86050	Janitorial Supplies	\$ 500.00	\$ 771.45	\$ 1,157.18	\$ 500.00	
86060	Painting Supplies	\$ 500.00	\$ -	\$ -	\$ 500.00	
86070	FL Rual Water Association	\$ 350.00	\$ -	\$ -	\$ 350.00	
86080	License, Taxes, & Permits	\$ 1,000.00	\$ 94.70	\$ 142.05	\$ 1,000.00	
86100	Well Maintenance	\$ 1,000.00	\$ 470.80	\$ 706.20	\$ 1,000.00	
86110	Lab Waste Water Testing	\$ 14,000.00	\$ 8,723.00	\$ 13,084.50	\$ 14,000.00	
86120	Lab Water Testing	\$ 2,500.00	\$ 1,240.37	\$ 1,860.56	\$ 2,500.00	
86130	Sludge Bed Clean Out	\$ 2,000.00	\$ 2,101.60	\$ 3,152.40	\$ 3,000.00	
86140	Calibration Services	\$ 800.00	\$ 339.98	\$ 509.97	\$ 1,000.00	
86200	Lift Station Maintenance	\$ 3,500.00	\$ 1,381.44	\$ 2,072.16	\$ 3,500.00	
86210	Water/Sewer Distribution	\$ 4,000.00	\$ 1,373.00	\$ 2,059.50	\$ 4,000.00	
86300	R&M Utility Vehicle	\$ 500.00	\$ 546.94	\$ 820.41	\$ 800.00	
86310	Diesel Fuel	\$ 1,500.00	\$ 495.02	\$ 742.53	\$ 1,500.00	
86320	Fuel	\$ 500.00	\$ 239.00	\$ 358.50	\$ 750.00	
86400	Equipment Rental	\$ 2,000.00	\$ 3,311.49	\$ 4,967.24	\$ 3,000.00	
86410	Equip. Check & Maintenance	\$ 500.00	\$ -	\$ -	\$ 500.00	
86600	R&M Generator	\$ 1,500.00	\$ 2,054.74	\$ 3,082.11	\$ 1,500.00	
86610	System R&M - Water Plant	\$ 10,000.00	\$ 9,030.77	\$ 13,546.16	\$ 10,000.00	
86620	System R&M - Waste/Water	\$ 5,000.00	\$ 468.00	\$ 702.00	\$ 5,000.00	
86700	Plant - Camera Maintenance	\$ 500.00	\$ 94.16	\$ 141.24	\$ 500.00	
86710	Plant - Electric	\$ 25,000.00	\$ 15,835.61	\$ 23,753.42	\$ 25,000.00	
86720	Plant - Telephone	\$ 3,000.00	\$ 1,895.15	\$ 2,842.73	\$ 2,500.00	
86800	AP-Unknown Expense	\$ -	\$ 300.00	\$ 450.00	\$ -	
		\$ 343,428.00	\$ 220,924.46	\$ 331,386.69	\$ 359,526.00	
<b>Reserves</b>						
	Reserves: General			\$ -		
88010	Road Replacement	\$ 26,000.00	\$ 17,333.33	\$ 26,000.00	\$ 27,857.14	The RSV amounts are based on a formulated guesstimation of the current replacement cost based from the CPA 2019 Audit and the current remaining life.
88020	Storm Drainage Cleaning	\$ 5,000.00	\$ 3,333.33	\$ 5,000.00	\$ 5,000.00	
88030	Street Signs	\$ 1,000.00	\$ 666.67	\$ 1,000.00	\$ 1,125.00	
88040	Painting	\$ 1,000.00	\$ 666.67	\$ 1,000.00	\$ 1,000.00	
88050	Guardhouse Roof	\$ 325.00	\$ 216.67	\$ 325.00	\$ 500.00	
88060	Water & Sewer Permit	\$ 2,000.00	\$ 1,333.33	\$ 2,000.00	\$ -	
88070	Vehicle Replacement	\$ 1,800.00	\$ 1,200.00	\$ 1,800.00	\$ 2,000.00	
88080	Accel & Tank Painting	\$ 12,000.00	\$ 8,000.00	\$ 12,000.00	\$ 12,000.00	
88090	Pump & Motot Replacement	\$ 3,333.00	\$ 2,222.00	\$ 3,333.00	\$ 4,000.00	
88100	Well Repair & Replacement	\$ 750.00	\$ 500.00	\$ 750.00	\$ 1,000.00	
88110	General Plant Improvement	\$ 8,000.00	\$ 5,333.33	\$ 8,000.00	\$ 8,000.00	
88130	Lime Pit Clean Out	\$ -	\$ -	\$ -	\$ 1,500.00	
	Deficit / Overage Included			\$ -	\$ -	
		\$ 61,208.00	\$ 40,805.33	\$ 61,208.00	\$ 63,982.14	
<b>TOTAL EXPENSES</b>		\$ 1,089,901.25	\$ 673,393.44	\$ 1,010,090.16	\$ 1,122,594.39	
	Check	\$ -			\$ -	
	Quarterly Assessment				\$ 569.36	\$ 570/Quarter (Yuum)
<b>Date</b>	<b>Draft Budget Submitted to Board by Mgr</b>					
	<b>Board of Director</b>					

**Meadowood Community Association**

**2021 Reserve Schedule**

ACCOUNT #	CATEGORIES	TO BEGINNING FUND	ESTIMATED LIFE	REMAINING LIFE	CURRENT AGE	(ESTIMATED) INITIAL REPLACEMENT COST	ESTIMATED CURRENT YEAR CONTRIBUTIONS	RESERVE BALANCE END OF PRIOR YEAR	CURRENT RESERVE REQUIREMENT	ANNUAL CONTRIBUTION	COST PER MONTH	COST PER MONTH PER HOME
88010	Road Replacement	2048	28	27	1	\$ 780,000	\$ 26,000	\$ 1,133	\$ 27,857	\$ 27,857	\$ 2,321	\$ 4.92
88020	Storm Drainage Cleaning	2025	6	4	2	\$ 30,000	\$ 5,000	\$ 11,587	\$ 10,000	\$ 5,000	\$ 417	\$ 0.88
88030	Street Signs	2035	16	14	2	\$ 18,000	\$ 1,000	\$ 1,175	\$ 2,250	\$ 1,125	\$ 94	\$ 0.20
88040	Painting	2027	8	6	2	\$ 8,000	\$ 1,000	\$ 9,068	\$ 2,000	\$ 1,000	\$ 83	\$ 0.18
88050	Guardhouse Roof	2045	26	24	2	\$ 13,000	\$ 325	\$ 11,625	\$ 1,000	\$ 500	\$ 42	\$ 0.09
88060	Water & Sewer Permit	2022	5	1	4	\$ -	\$ 2,000	\$ 2,297	\$ -	\$ -	\$ -	\$ -
88070	Vehicle Replacement	2021	1	0	1	\$ 2,000	\$ 1,800	\$ 12,333	\$ 2,000	\$ 2,000	\$ 167	\$ 0.35
88080	Accel & Tank Painting	2021	1	0	1	\$ 12,000	\$ 12,000	\$ 10,900	\$ 12,000	\$ 12,000	\$ 1,000	\$ 2.12
88090	Pump & Motot Replacement	2026	7	5	2	\$ 28,000	\$ (15,217)	\$ 16,197	\$ 8,000	\$ 4,000	\$ 333	\$ 0.71
88100	Well Repair & Replacement	2021	1	0	1	\$ 1,000	\$ 750	\$ 11,975	\$ 1,000	\$ 1,000	\$ 83	\$ 0.18
88110	General Plant Improvement	2021	1	0	1	\$ 8,000	\$ 1,566	\$ 39,829	\$ 8,000	\$ 8,000	\$ 667	\$ 1.41
88130	Lime Pit Clean Out	2022	3	1	2	\$ 4,500	\$ 1,566	\$ 39,829	\$ 3,000	\$ 1,500	\$ 125	\$ 0.26
	Water Impact Fees						\$ 18,000	\$ 82,237	\$ -	\$ -	\$ -	\$ -
	Interest						\$ 1,569	\$ 544	\$ -	\$ -	\$ -	\$ -
						\$ 904,500	\$ 57,360	\$ 250,729	\$ 77,107	\$ 63,982	\$ 5,332	\$11.30
						Reserve Overage/(Deficit)		\$ 230,982	Overage/Deficit Included In Budget			
2021	Proposed Year					None		\$ -	-			
472	# of Homes (Units)	Initial Replacement Cost is ESTIMATED. It is recommended that a reserve study be completed every THREE years.										
*Replacement Cost Based off 2019 CPA Audit												