

Montgomery Meadows



December 1, 1980

TO: Montgomery Meadows Homeowners

FROM: Board of Directors

At its November 13, 1980 meeting, the Board considered the Association budget and homeowner's assessment for 1981. After much discussion it was determined that the assessment for 1981 should be set at \$102.00 per month, beginning January 1, 1981. The details of the budget is attached.

Most of the increases are directly related to inflation in the economy. The three largest items of increase are explained below:

1. Landscape maintenance - based on anticipated contract cost increase for 1981 plus increased cost of materials.
2. Unit reserve - principally caused by need to increase reserve for painting based on experience in 1980. The alternative would be a special assessment in 1981-82.
3. Building repair and maintenance - based on experience in 1980, which will result in costs in this item approximating \$4,000, offset by the expected report from Joe Cahalan's committee which will plan limits in maintenance costs to be borne by the Association.

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION

1981 Projected Operating Budget and Comparison

	1980	\$ Per Unit	1981	\$ Per Unit	Per Unit
<u>GENERAL ASSESSMENT INCOME</u>	<u>Budget</u>	<u>Per Month</u>	<u>Budget</u>	<u>Per Month</u>	<u>Per Month</u>
					<u>Increase(+)</u>
					<u>Decrease(-)</u>
Homeowner	\$ 15,228.00	\$ 27.00	\$ 15,792.00	\$ 28.00	+ 1.00
 <u>GENERAL EXPENSES</u>					
Snow Removal	\$ 2,538.00	\$ 4.50	\$ 2,895.00	\$ 5.13	+ .63
Common Lighting	2,690.00	4.77	1,645.00	2.92	- 1.85
Taxes	200.00	.35	-0-	-0-	- .35
Insurance	850.00	1.51	1,150.00	2.04	+ .53
Legal & Audit	625.00	1.11	875.00	1.55	+ .44
Management	4,800.00	8.51	5,220.00	9.25	+ .74
Postage/Printing/Supplies	540.00	.96	600.00	1.06	+ .10
General Reserve	2,617.00	4.64	3,038.00	5.39	+ .75
Miscellaneous	100.00	.18	50.00	.09	- .09
General Total	\$ 14,960.00	\$ 26.53	\$ 15,473.00	\$ 27.43	+ .90
 <u>UNIT ASSESSMENT INCOME</u>					
Homeowner	\$ 34,968.00	\$ 62.00	\$ 41,736.00	\$ 74.00	+ 12.00
 <u>UNIT EXPENSES</u>					
Landscape Maintenance	\$ 14,900.00	\$ 26.42	\$ 16,860.00	29.89	+ 3.47
Water & Sewer	5,400.00	9.57	5,836.00	10.35	+ .78
Window Washing	550.00	.98	550.00	.98	=
Insurance	3,600.00	6.38	3,900.00	6.91	+ .53
Unit Reserve	8,686.00	15.40	11,720.00	20.78	+ 5.38
Bldg. Repair & Maintenance	1,800.00	3.19	3,000.00	5.32	+ 2.13
Miscellaneous	300.00	.53	100.00	.18	- .35
Unit Total	\$ 35,236.00	\$ 62.47	\$ 41,966.00	\$ 74.41	+ 11.94

Approved by the Board of Directors 11-13-80

MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION

Reserve Recommendations (1981)

<u>GENERAL RESERVES</u>	<u>Years of Life</u>	<u>Cost</u>	<u>Yearly Allocation</u>	<u>Monthly Cost Per Unit</u>
I. Blacktop-Street and Parking				
A. Resurface	10	\$ 16,000.00	\$ 1,600.00	\$ 2.84
B. Seal-Coat	4	3,750.00	938.00	1.66
II. Water/Sewer & Contingency			<u>500.00</u>	<u>.89</u>
	TOTAL		\$ 3,038.00	\$ 5.39

<u>UNIT REPLACEMENT RESERVE</u>	<u>Years of Life</u>	<u>Cost Per Unit</u>	<u>Yearly Allocation Per Unit</u>	<u>Monthly Cost Per Unit</u>
I. Painting				
A. Unit & Garage	3 1/2	\$ 750.00	\$ 214.00	\$ 17.86
II. Roof				
A. Unit	25	\$ 675.00	\$ 27.00	\$ 2.25
B. Garage	25	200.00	<u>8.00</u>	<u>.67</u>
	TOTAL		\$ 249.00	\$ 20.78

Approved by the Board of Directors 11-13-80

MONTGOMERY MEADOWS HOMEOWNERS' ASSOCIATION, INC.
 CASH STATEMENT
 FOR THE ELEVEN MONTHS ENDING
 NOVEMBER 30, 1980

	-----ACTUAL-----		-----BUDGET-----	
	CURRENT	YEAR TO DATE	YEAR TO DATE	OVER (UNDER)
GENERAL FUND:				
CASH RECEIPTS:				
Homeowner Assessments	\$ 1,134.00	\$ 13,706.00	\$ 13,959	\$(253.00)
Miscellaneous	-0-	175.89	n/b	175.89
TOTAL CASH RECEIPTS	\$ 1,134.00	\$ 13,881.89	\$ 13,959	\$(77.11)
CASH DISBURSEMENTS:				
Common Lighting	\$ 193.01	\$ 2,167.71	\$ 2,466	\$(298.29)
Snow Removal	-0-	2,221.00	2,221	-0-
Management Fee	400.00	4,000.00	4,400	(400.00)
Postage, Printing & Supplies	70.60	503.42	495	8.42
Insurance Expense	-0-	-0-	850	(850.00)
Legal & Audit	-0-	838.00	625	213.00
Taxes	-0-	513.30	200	313.30
Miscellaneous	-0-	-0-	92	(92.00)
Reserve for Replacement	218.00	2,399.00	2,399	-0-
TOTAL CASH DISBURSEMENTS	\$ 881.61	\$ 12,642.43	\$ 13,748	\$(1,105.57)
Excess, Receipts over Disb. Balance, 10-31-80 & 12-31-79	\$ 252.39 987.07	\$ 1,239.46 -0-	\$ 211	
GENERAL FUND BALANCE, 11-30-80	\$ 1,239.46	\$ 1,239.46		
MAINTENANCE FUND:				
CASH RECEIPTS:				
Homeowner Assessments	\$ 2,604.00	\$ 31,488.00	\$ 32,054	\$(566.00)
TOTAL CASH RECEIPTS	\$ 2,604.00	\$ 31,488.00	\$ 32,054	\$(566.00)
CASH DISBURSEMENTS:				
Landscape Maintenance	\$ 2,330.00	\$ 15,448.27	\$ 13,967	\$ 1,481.27
Building Repair & Maintenance	123.17	3,659.26	1,650	2,009.26
Water & Sewer	1,468.00	6,161.15	5,400	761.15
Window Washing	-0-	517.00	550	(33.00)
Insurance Premiums Paid	-0-	-0-	n/b	-0-
Miscellaneous	-0-	46.00	275	(229.00)
Reserve for Replacement	724.00	7,964.00	7,963	1.00
Reserve for Insurance	300.00	3,300.00	3,300	-0-
TOTAL CASH DISBURSEMENTS	\$ 4,945.17	\$ 37,095.68	\$ 33,105	\$ 3,990.68
Excess, Receipts over Disb. Balance, 10-31-80 & 12-31-79	\$(2,341.17) (3,266.51)	\$(5,607.68) -0-	\$(1,051)	
MAINT. FUND BALANCE, 11-30-80	\$(5,607.68)	\$(5,607.68)		
GENERAL FUND BALANCE, 11-30-80	1,239.46	1,239.46		
CASH IN BANKS, 11-30-80	\$(4,368.22)	\$(4,368.22)		

RESERVE ACCOUNTS

	GENERAL	REPLACEMENT	INSURANCE
Balance, 10-31-80	\$ 5,912.29	\$ 20,284.72	\$ 3,180.39
Transferred In	218.00	724.00	300.00
Transferred Out	-0-	-0-	-0-
Interest Received (M.L.R.A.)	25.60	85.00	35.62
Balance, 11-30-80	\$ 6,155.99	\$ 21,093.72	\$ 3,516.01

Includes M.L.R.A. of (1) \$ 5,517.52 (2) \$ 7,990.71 and (3) \$ 3,515.62

Homeowners' Association Common Area and Building Maintenance Responsibilities

- A. Electrical wiring from CG&E transformer to the unit's meter.
 - B. Water lines from meter to individual unit water shut off.
 - C. Entrance door painting (exterior only).
 - D. Garage door and trim painting and repair (exterior only).
 - E. Brick maintenance.
 - F. Wood siding maintenance.
 - G. Roof, gutter, downspout, and attic vent maintenance and replacement.
 - H. Sidewalk and parking lot maintenance.
 - I. Snow removal.
 - J. Landscape maintenance and tree and shrub replacement.
 - K. Trash removal.
 - L. Wasp removal on exterior of building only.
 - M. Street light repair and maintenance.
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Unit Owners' Individual Maintenance Responsibility

- A. Mail box maintenance and replacement.
 - B. Exterior entrance light fixture and bulb maintenance and replacement.
 - C. Interior of entrance doors including all hardware, keys, locks, hinges and weather-stripping.
 - D. Storm/screen doors and entrance door replacement.
 - E. All glass surfaces on unit and garage.
 - F. Storm and screen window maintenance and replacement.
 - G. All interior surfaces of garage area including interior storage areas, walls, interior surface of garage door, and garage door hardware, tracks, locks, weather-stripping, etc.
 - H. All water pipes from individual unit water shut off valves including outside water faucet. (Please be sure to disconnect all hoses prior to cold weather...the lines could burst and cause damage to the unit interior, as well as common areas.
 - I. Air conditioner, furnace, water heater and all household appliances.
 - J. Any Architectural Control Committee approved additions and/or improvements.
 - K. Basement window wells should be kept free of leaves, trash or any obstruction to prevent water from draining into the basement area.
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NOTE THE FOLLOWING

- 1. Homeowners are responsible for reporting to the Managing Agent any situation that is in need of correction. Remember, early detection of a problem can prevent further increased costs and/or damage.
- 2. Homeowners are responsible for the repair of any interior damage to their unit regardless of its cause.
- 3. Homeowners are also responsible for any damage to another unit or to common areas resulting from some condition within their unit, or from a deliberate or negligent action by the owner or his/her guests.