

MLDC HOA Assessments

2015 - 2019

TOTAL ALL UNITS 100% Billed

	2015 MAINT FEES	2016 MAINT FEES	2017 MAINT FEES	2018 MAINT FEES	2019 MAINT FEES	Total 5 yr Increase	Average Annual increase
ASSOCIATION DUES							
Meadow Lake Master	59,850.00	59,850.00	59,850.00	59,850.00	59,850.00	-	0.00%
Exterior Association	347,097.31	360,738.89	363,387.48	373,541.00	397,849.98	50,752.67	2.92%
UNIT EXPENSES							
Interior/Exterior Reserves	488,743.67	495,527.78	502,550.00	503,350.00	471,800.00	(16,943.67)	-0.69%
Delinquency Reserve (no mgt fee)	130,838.74	74,344.20	103,060.00	55,483.45	199,700.00	68,861.26	10.53%
Gas & Electric	162,560.00	180,135.00	176,832.00	188,101.00	186,792.00	24,232.00	2.98%
Water & Sewer	93,504.14	100,275.00	106,885.00	98,598.00	97,900.00	4,395.86	0.94%
Houseware/Linen Replacement	93,415.30	77,080.00	77,080.00	77,650.00	77,650.00	(15,765.30)	-3.63%
Telephone & Cable TV	87,000.00	87,000.00	105,768.00	113,480.00	121,385.60	34,385.60	6.89%
Housekeeping	455,426.62	498,560.00	481,894.00	509,104.00	516,878.00	61,451.38	2.56%
Semi-Annual Cleaning	125,879.98	98,960.00	118,000.00	116,778.00	115,948.00	(9,931.98)	-1.63%
Repair & Maintenance	263,067.92	271,720.00	327,976.00	327,976.00	337,016.40	73,948.48	5.08%
Hot Tub	18,600.00	14,400.00	14,400.00	23,040.00	28,423.30	9,823.30	8.85%
RESORT EXPENSES							
Recreation Usage Fee	547,200.00	540,702.00	523,260.00	552,330.00	558,144.00	10,944.00	0.40%
MLDC Offsite Amenities	133,300.00	135,800.00	162,006.00	161,200.00	161,200.00	27,900.00	3.87%
Resort Facilities Expenses	262,100.00	262,656.00	262,656.00	279,840.00	296,700.00	34,600.00	2.51%
ADMINISTRATION EXPENSES							
Owner Services/Payment Process	140,674.00	189,090.44	194,736.45	191,782.96	203,158.93	62,484.93	7.63%
Guest Services	215,150.00	166,334.26	165,922.00	215,052.00	215,052.00	(98.00)	-0.01%
Overhead - Management & Acctg	193,800.00	189,800.01	192,850.00	205,618.00	209,836.00	16,036.00	1.60%
PROPERTY TAXES	193,179.28	261,975.00	271,226.00	250,786.00	255,868.00	62,688.72	5.78%
INSURANCE	7,680.00	9,264.00	7,800.00	7,800.00	7,440.00	(240.00)	-0.63%
MANAGEMENT FEE - 10%	388,822.82	399,986.84	411,507.89	425,587.70	431,889.22	43,066.40	2.12%
Annual Total	4,407,889.78	4,474,199.42	4,629,646.82	4,736,948.10	4,950,481.42	542,591.64	2.35%
Reserves	619,582.41	569,871.98	605,610.00	558,833.45	671,500.00	51,917.59	1.62%
MLDC Fixed Bid	2,905,836.64	2,917,689.55	3,023,656.34	3,176,398.65	3,244,858.15	339,021.51	2.23%
Exterior/Master HOAs	406,947.31	420,588.89	423,237.48	433,391.00	457,699.98	50,752.67	2.38%
Variable Expenses (No MLDC Control)	456,923.42	551,649.00	562,743.00	545,285.00	548,000.00	91,076.58	3.70%
3% Credit Card Surcharge			-	142,108.44	148,514.44		

US CPI 2015 to 2019

1.62%

Candian CP1 2015 to 2019

1.44%

Canadian US Exchange Rate	Aug-14	Aug-19	Annual Decline	Total Decline
	0.92	0.76	-3.75%	17.39%