

	MEADOW CREEK SUBDIVISION	\$180 operating	\$180 operating	\$195 operating	\$195 operating	\$190 operating
	2017 Budget \$210 ANNUAL	\$30 reserves	\$30 reserves	\$15 reserves	\$15 reserves	\$20 reserves
	INCOME (194 homes)	2015 Budget	2015 actuals	2016 Budget	2016 anticipated	2017 Budget
6310	Assessment	\$34,920	\$34,920	\$37,830	\$37,830	\$36,860
6311	Capital Reserve	5820	5820	2910	2910	3880
6340	Late fee income	0	2010	0	1740	0
6911	Interest Income MMR	15	18	15	18	15
6912	Interest Income CD	20	18	20	18	20
	Total Income	\$40,775	\$42,786	\$40,775	\$42,516	\$40,775
	EXPENSES					
	(General and Administrative)					
7010	Management Fees	\$10,200	\$10,200	\$10,800	\$10,800	\$10,800
7140	Audit	750	750	750	750	750
7160	Legal	500	650	500	500	250
7250	Bank fees	240	240	0	0	0
7260	Postage	300	426	350	442	400
7280	Property Insurance	1,400	1,550	1,550	1,464	1,500
7320	Office Supplies	350	608	450	575	475
7500	Resident Activity	900	396	700	750	700
7505	Website	190	190	190	190	190
7890	General and Administrative	500	263	350	325	300
	Total General & Administrative	\$15,330	\$15,273	\$15,640	\$15,796	\$15,365
	(Repair Expense)					
8320	Repairs	\$1,000	\$200	\$1,000	\$850	\$1,000
	Total repairs	\$1,000	\$200	\$1,000	\$850	\$1,000
	(Utilities)					
8910	Electricity	\$300	\$300	\$300	\$300	\$300
8930	Water/Sewer	750	550	700	500	650
	Total Utilities	\$1,050	\$850	\$1,000	\$800	\$950
	(Maintenance)					
9010	Tree Removal-maintenance	\$250	\$985	\$750	\$0	\$500
9020	Landscape -Pine needles	800	288	600	600	500
9025	Grounds - replacement & flowers	1200	1200	1500	1300	1500
9035	Grounds other	1000	818	500	900	500
9110	Irrigation System Maintenance	350	300	200	100	150
9120	Asphalt repairs	0	0	0	0	0
9190	Electrical repairs	200	0	100	0	100
9200	Pond maintenance	1250	2085	1750	1585	1750
9260	Signage Maintenance/Repairs	250	355	250	400	125
9580	Misc. Maintenance	400	477	250	150	175
	Total Maintenance	\$5,700	\$6,508	\$5,900	\$5,035	\$5,300
	(Contract Services)					
9610	Lawn Maintenance	\$13,160	\$13,160	\$13,700	\$13,700	\$13,700
	Total Contract Services	\$13,160	\$13,160	\$13,700	\$13,700	\$13,700
	Total Operating Expenses	\$36,240	\$35,991	\$37,240	\$36,181	\$36,315
	(Reserve Expenses)					
9985	Drainage Improvements	\$1,500	\$1,865	\$1,000	\$4,635	\$1,000
9990	Entrance/Landscape/Recreation	1,500	2,435	500	765	1,000
	Total Reserves Used	\$3,000	\$4,300	\$1,500	\$5,400	\$2,000
	Total of All Expenses	\$39,240	\$40,291	\$38,740	\$41,581	\$38,315
	expenses/income carried forward	\$1,535	\$2,495	\$2,035	\$935	\$2,460