

MEADOW CREEK SUBDIVISION		\$195 operating	\$195 operating	\$190 operating	\$190 operating	\$190 operating
2018 Budget \$210 ANNUAL		\$15 reserves	\$15 reserves	\$20 reserves	\$20 reserves	\$20 reserves
INCOME (194 homes)		2016 Budget	2016 actuals	2017 Budget	2017 anticipated	2018 Budget
6310	Assessment	\$37,830	\$37,830	\$36,860	\$36,860	\$36,860
6311	Capital Reserve	2910	2910	3880	3880	3880
6340	Late fee income	0	2127	0	1500	0
6911	Interest Income MMR	15	16	15	15	15
6912	Interest Income CD	20	18	20	20	20
	Total Income	\$40,775	\$42,901	\$40,775	\$42,275	\$40,775
	EXPENSES					
	(General and Administrative)					
7010	Management Fees	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
7140	Audit	750	750	750	750	750
7160	Legal	500	1030	250	1388	250
7260	Postage	350	400	400	325	400
7280	Property Insurance	1,550	1,464	1,500	1,355	1,500
7320	Office Supplies	450	562	475	475	475
7500	Resident Activity	700	348	700	602	700
7505	Website	190	190	190	190	190
7890	General and Administrative	350	272	300	1540	300
	Total General & Administrative	\$15,640	\$15,816	\$15,365	\$17,425	\$15,365
	(Repair Expense)					
8320	Repairs	\$1,000	\$813	\$1,000	\$500	\$1,000
	Total repairs	\$1,000	\$813	\$1,000	\$500	\$1,000
	(Utilities)					
8910	Electricity	\$300	\$350	\$300	\$360	\$300
8930	Water/Sewer	700	492	650	600	650
	Total Utilities	\$1,000	\$842	\$950	\$960	\$950
	(Maintenance)					
9010	Tree Removal-maintenance	\$750	\$0	\$500	\$1,000	\$500
9020	Landscape -Pine needles	600	288	500	288	500
9025	Grounds - replacement & flowers	1500	1268	1500	1500	1500
9035	Grounds other	500	1084	500	2989	500
9110	Irrigation System Maintenance	200	150	150	0	150
9120	Asphalt repairs	0	0	0	0	0
9190	Electrical repairs	100	0	100	0	100
9200	Pond maintenance	1750	2310	1750	2410	1750
9260	Signage Maintenance/Repairs	250	434	125	0	125
9580	Misc. Maintenance	250	0	175	0	175
	Total Maintenance	\$5,900	\$5,534	\$5,300	\$8,187	\$5,300
	(Contract Services)					
9610	Lawn Maintenance	\$13,700	\$13,385	\$13,700	\$13,700	\$13,760
	Total Contract Services	\$13,700	\$13,385	\$13,700	\$13,700	\$13,760
	Total Operating Expenses	\$37,240	\$36,390	\$36,315	\$40,772	\$36,375
	(Reserve Expenses)					
9920	Concrete repair	\$0	\$0	\$0	\$515	\$0
9985	Drainage Improvements	\$1,000	\$4,635	\$1,000	\$3,080	\$500
9990	Entrance/Landscape/Recreation	500	765	1,000	1,000	500
	Total Reserves Used	\$1,500	\$5,400	\$2,000	\$4,080	\$1,000
	Total of All Expenses	\$38,740	\$41,790	\$38,315	\$44,852	\$37,375
	expenses/income carried forward	\$2,035	\$1,111	\$2,460	-\$2,577	\$3,400