

MEADOW CREEK SUBDIVISION		\$190 operating	\$190 operating	\$190 operating	\$190 operating	\$190 operating
2019 Budget \$210 ANNUAL		\$20 reserves	\$20 reserves	\$20 reserves	\$20 reserves	\$20 reserves
INCOME (194 homes)		2017 Budget	2017 actuals	2018 Budget	2018 anticipated	2019 Budget
6310	Assessment	\$36,860	\$36,860	\$36,860	\$36,860	\$36,860
6311	Capital Reserve	3880	3880	3880	3880	3880
6340	Late fee income	0	1500	0	1000	0
6911	Interest Income MMR	15	15	15	15	15
6912	Interest Income CD	20	20	20	20	20
	<b>Total Income</b>	<b>\$40,775</b>	<b>\$42,275</b>	<b>\$40,775</b>	<b>\$41,775</b>	<b>\$40,775</b>
<b>EXPENSES</b>						
(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	250	1456	250	250	250
7260	Postage	400	387	400	406	400
7280	Property Insurance	1,500	1,405	1,500	1,414	1,425
7320	Office Supplies	475	610	475	620	600
7500	Resident Activity	700	1032	700	900	850
7505	Website	190	190	190	190	190
7890	General and Administrative	300	229	300	425	400
	<b>Total General &amp; Administrative</b>	<b>\$15,365</b>	<b>\$16,859</b>	<b>\$15,365</b>	<b>\$15,755</b>	<b>\$15,665</b>
(Repair Expense)						
8320	Repairs	\$1,000	\$410	\$1,000	\$500	\$500
	<b>Total repairs</b>	<b>\$1,000</b>	<b>\$410</b>	<b>\$1,000</b>	<b>\$500</b>	<b>\$500</b>
(Utilities)						
8910	Electricity	\$300	\$328	\$300	\$325	\$325
8930	Water/Sewer	650	782	650	275	650
	<b>Total Utilities</b>	<b>\$950</b>	<b>\$1,110</b>	<b>\$950</b>	<b>\$600</b>	<b>\$975</b>
(Maintenance)						
9010	Tree Removal-maintenance	\$500	\$1,025	\$500	\$0	\$500
9020	Landscape -Pine needles	500	446	500	600	600
9025	Grounds - replacement & flowers	1500	1600	1500	2200	1750
9035	Grounds other	500	4722	500	1200	850
9110	Irrigation System Maintenance	150	150	150	0	150
9120	Asphalt repairs	0	0	0	150	0
9190	Electrical repairs	100	0	100	0	100
9200	Pond maintenance	1750	3035	1750	1817	1750
9260	Signage Maintenance/Repairs	125	0	125	170	125
9580	Misc. Maintenance	175	47	175	0	175
	<b>Total Maintenance</b>	<b>\$5,300</b>	<b>\$11,025</b>	<b>\$5,300</b>	<b>\$6,137</b>	<b>\$6,000</b>
(Contract Services)						
9610	Lawn Maintenance	\$13,160	\$13,160	\$13,760	\$13,760	\$13,760
	<b>Total Contract Services</b>	<b>\$13,160</b>	<b>\$13,160</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$13,760</b>
	<b>Total Operating Expenses</b>	<b>\$35,775</b>	<b>\$42,564</b>	<b>\$36,375</b>	<b>\$36,752</b>	<b>\$36,900</b>
(Reserve Expenses)						
9920	Concrete repair	\$0	\$515	\$0	\$0	\$0
9985	Drainage Improvements	\$1,000	\$4,180	\$500	\$650	\$750
9990	Entrance/Landscape/Recreation	1,000	110	500	0	500
	<b>Total Reserves Used</b>	<b>\$2,000</b>	<b>\$4,290</b>	<b>\$1,000</b>	<b>\$650</b>	<b>\$1,250</b>
	<b>Total of All Expenses</b>	<b>\$37,775</b>	<b>\$46,854</b>	<b>\$37,375</b>	<b>\$37,402</b>	<b>\$38,150</b>
	expenses/income carried forward	\$3,000	-\$4,579	\$3,400	\$4,373	\$2,625