

	MEADOW CREEK SUBDIVISION	\$190 operating	\$190 operating	\$195 operating	\$195 operating	\$200 operating
	2021 Budget \$230 ANNUAL	\$20 reserves	\$20 reserves	\$25 reserves	\$25 reserves	\$30 reserves
	INCOME (194 homes)	2019 Budget	2019 actuals	2020 Budget	2020 anticipated	2021 Budget
6310	Assessment	\$36,860	\$36,860	\$37,830	\$37,830	\$38,800
6311	Capital Reserve	3880	3880	4850	4850	5820
6340	Late fee income	0	1700	0	750	0
6911	Interest Income MMR	15	25	25	25	25
6912	Interest Income CD	20	40	40	181	180
	<b>Total Income</b>	<b>\$40,775</b>	<b>\$42,505</b>	<b>\$42,745</b>	<b>\$43,636</b>	<b>\$44,825</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	815	250	102	250
7260	Postage	400	329	400	331	350
7280	Property Insurance	1,425	1,331	1,350	1,331	1,331
7320	Office Supplies	600	607	450	420	450
7500	Resident Activity	850	1151	1000	125	1000
7505	Website	190	190	190	190	190
7890	General and Administrative	400	327	250	200	250
	<b>Total General &amp; Administrative</b>	<b>\$15,665</b>	<b>\$16,300</b>	<b>\$15,440</b>	<b>\$14,249</b>	<b>\$15,371</b>
	(Repair Expense)					
8320	Repairs	\$500	\$1,178	\$750	\$750	\$750
	<b>Total repairs</b>	<b>\$500</b>	<b>\$1,178</b>	<b>\$750</b>	<b>\$1,329</b>	<b>\$750</b>
	(Utilities)					
8910	Electricity	\$325	\$295	\$325	\$325	\$325
8930	Water/Sewer	650	281	500	275	350
	<b>Total Utilities</b>	<b>\$975</b>	<b>\$576</b>	<b>\$825</b>	<b>\$600</b>	<b>\$675</b>
	(Maintenance)					
9010	Tree Removal-maintenance	\$500	\$1,235	\$500	\$0	\$500
9020	Landscape -Pine needles	600	640	600	325	600
9025	Grounds - replacement & flowers	1750	1475	1750	1450	1500
9035	Grounds other	850	2188	850	1600	1500
9110	Irrigation System Maintenance	150	1320	250	1300	750
9120	Asphalt repairs	0	0	0	0	0
9190	Electrical repairs	100	146	100	150	150
9200	Pond maintenance	1750	2150	2000	3000	2000
9260	Signage Maintenance/Repairs	125	148	125	580	125
9580	Misc. Maintenance	175	0	175	0	150
	<b>Total Maintenance</b>	<b>\$6,000</b>	<b>\$9,302</b>	<b>\$6,350</b>	<b>\$8,405</b>	<b>\$7,275</b>
	(Contract Services)					
9610	Lawn Maintenance	\$13,760	\$13,760	\$13,760	\$13,760	\$13,760
	<b>Total Contract Services</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$13,760</b>
	<b>Total Operating Expenses</b>	<b>\$36,900</b>	<b>\$41,116</b>	<b>\$37,125</b>	<b>\$38,343</b>	<b>\$37,831</b>
	(Reserve Expenses)					
9915	Sealcoat and crack fill	0	6150	0	0	0
9920	Concrete repair	\$0	\$0	\$0	\$0	\$0
9985	Drainage Improvements	\$750	\$4,557	\$1,500	\$700	\$750
9910	Tree Removal-maintenance	\$0	\$0	\$0	\$6,500	\$5,000
9990	Entrance/Landscape/Recreation	500	2,600	1,000	0	500
	<b>Total Reserves Used</b>	<b>\$1,250</b>	<b>\$13,307</b>	<b>\$2,500</b>	<b>\$7,200</b>	<b>\$6,250</b>
	<b>Total of All Expenses</b>	<b>\$38,150</b>	<b>\$54,423</b>	<b>\$39,625</b>	<b>\$45,543</b>	<b>\$44,081</b>
	expenses/income carried forward	<b>\$2,625</b>	<b>-\$11,918</b>	<b>\$3,120</b>	<b>-\$1,907</b>	<b>\$744</b>