

**Meadow Creek Subdivision**

Income/Expense Statement

Period: 02/01/17 to 02/28/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	Assessment Income	.00	3,071.67	(3,071.67)	40,740.00	6,143.34	34,596.66	36,860.00
06311	Cap Contrib Reserve Income	.00	323.33	(323.33)	.00	646.66	(646.66)	3,880.00
06340	Late Fee Income	20.00	.00	20.00	20.00	.00	20.00	.00
06350	Legal Fees Reimbursement	210.70	.00	210.70	210.70	.00	210.70	.00
06911	Interest Income - MMR	2.04	1.25	.79	4.28	2.50	1.78	15.00
06912	Interest Income - CD	.00	1.67	(1.67)	.00	3.34	(3.34)	20.00
	Subtotal Income	232.74	3,397.92	(3,165.18)	40,974.98	6,795.84	34,179.14	40,775.00
EXPENSES								
General & Administrative								
07010	Management Fees	900.00	900.00	.00	1,800.00	1,800.00	.00	10,800.00
07140	Audit Fees	.00	.00	.00	.00	.00	.00	750.00
07160	Legal Fees	210.70	20.83	(189.87)	210.70	41.66	(169.04)	250.00
07260	Postage & Mail	.00	33.33	33.33	.00	66.66	66.66	400.00
07280	Insurance	.00	125.00	125.00	.00	250.00	250.00	1,500.00
07320	Office Supplies	.00	39.58	39.58	.00	79.16	79.16	475.00
07500	Residential Activities	.00	58.33	58.33	602.52	116.66	(485.86)	700.00
07505	Website	.00	15.83	15.83	.00	31.66	31.66	190.00
07890	Misc. G & A	.00	25.00	25.00	60.00	50.00	(10.00)	300.00
	General & Administrative	1,110.70	1,217.90	107.20	2,673.22	2,435.80	(237.42)	15,365.00
Building								
08320	Repairs	.00	83.33	83.33	.00	166.66	166.66	1,000.00
	Building	.00	83.33	83.33	.00	166.66	166.66	1,000.00
Utilities								
08910	Electricity	27.58	25.00	(2.58)	55.66	50.00	(5.66)	300.00
08930	Water & Sewer	21.26	54.17	32.91	42.52	108.34	65.82	650.00
	Utilities	48.84	79.17	30.33	98.18	158.34	60.16	950.00
Maintenance								
09010	Tree Maintenance	.00	41.66	41.66	.00	83.32	83.32	500.00
09020	Grounds Maint. - Pine Needles	.00	41.67	41.67	.00	83.34	83.34	500.00
09025	Grounds (new & replacements)	.00	125.00	125.00	.00	250.00	250.00	1,500.00
09035	Grounds - other	1,350.00	41.66	(1,308.34)	1,359.18	83.32	(1,275.86)	500.00

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Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09110	Gen. M & R -Irrigation Sys	.00	12.50	12.50	.00	25.00	25.00	150.00
09190	Electrical Repairs	.00	8.33	8.33	.00	16.66	16.66	100.00
09200	Pond Maintenance	125.00	145.83	20.83	250.00	291.66	41.66	1,750.00
09260	Sign Maintenance	.00	10.42	10.42	.00	20.84	20.84	125.00
09580	Misc. Maintenance	.00	14.58	14.58	.00	29.16	29.16	175.00
	Maintenance	1,475.00	441.65	(1,033.35)	1,609.18	883.30	(725.88)	5,300.00
Contract Services								
09610	Lawn Maint. & Landscaping	1,096.67	1,141.67	45.00	2,193.34	2,283.34	90.00	13,700.00
	Contract Services	1,096.67	1,141.67	45.00	2,193.34	2,283.34	90.00	13,700.00
Reserves								
09985	Reserves - Drainage Imp	.00	83.33	83.33	.00	166.66	166.66	1,000.00
09990	Reserves - Entrance/Landscape	.00	83.33	83.33	.00	166.66	166.66	1,000.00
	Reserves	.00	166.66	166.66	.00	333.32	333.32	2,000.00
	TOTAL EXPENSES	3,731.21	3,130.38	(600.83)	6,573.92	6,260.76	(313.16)	38,315.00
	Current Year Net Income/(loss)	(3,498.47)	267.54	(3,766.01)	34,401.06	535.08	33,865.98	2,460.00
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