

**Meadow Creek Subdivision**  
Income/Expense Statement  
Period: 09/01/22 to 09/30/22

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
<b>INCOME:</b>								
.00	3,233.33	(3,233.33)	06310	Assessment Income	44,620.00	29,099.97	15,520.03	38,800.00
.00	485.00	(485.00)	06311	Cap Contrib Reserve Income	.00	4,365.00	(4,365.00)	5,820.00
10.00	.00	10.00	06340	Late Fee Income	1,689.30	.00	1,689.30	.00
.72	.83	(.11)	06911	Interest Income - MMR	2.29	7.47	(5.18)	10.00
.00	15.00	(15.00)	06912	Interest Income - CD	74.61	135.00	(60.39)	180.00
.00	.00	.00	06920	Misc. Income	375.00	.00	375.00	.00
<u>10.72</u>	<u>3,734.16</u>	<u>(3,723.44)</u>		Subtotal Income	<u>46,761.20</u>	<u>33,607.44</u>	<u>13,153.76</u>	<u>44,810.00</u>
<b>EXPENSES</b>								
<b>General &amp; Administrative</b>								
925.00	925.00	.00	07010	Management Fees	8,325.00	8,325.00	.00	11,100.00
.00	.00	.00	07140	Audit Fees	800.00	750.00	(50.00)	750.00
.00	20.83	20.83	07160	Legal Fees	60.00	187.47	127.47	250.00
9.00	25.00	16.00	07260	Postage & Mail	193.80	225.00	31.20	300.00
.00	.00	.00	07280	Insurance	1,138.00	1,338.00	200.00	1,338.00
3.75	37.50	33.75	07320	Office Supplies	120.45	337.50	217.05	450.00
.00	25.00	25.00	07500	Residential Activities	557.15	225.00	(332.15)	300.00
.00	15.83	15.83	07505	Website	190.00	142.47	(47.53)	190.00
68.00	20.83	(47.17)	07890	Misc. G & A	395.05	187.47	(207.58)	250.00
<u>1,005.75</u>	<u>1,069.99</u>	<u>64.24</u>		General & Administrativ	<u>11,779.45</u>	<u>11,717.91</u>	<u>(61.54)</u>	<u>14,928.00</u>
<b>Building</b>								
241.00	66.67	(174.33)	08320	Repairs	501.00	600.03	99.03	800.00
<u>241.00</u>	<u>66.67</u>	<u>(174.33)</u>		Building	<u>501.00</u>	<u>600.03</u>	<u>99.03</u>	<u>800.00</u>
<b>Utilities</b>								
27.36	26.67	(.69)	08910	Electricity	247.81	240.03	(7.78)	320.00
23.93	31.25	7.32	08930	Water & Sewer	215.37	281.25	65.88	375.00
<u>51.29</u>	<u>57.92</u>	<u>6.63</u>		Utilities	<u>463.18</u>	<u>521.28</u>	<u>58.10</u>	<u>695.00</u>
<b>Maintenance</b>								
.00	41.66	41.66	09010	Tree Maintenance	800.00	374.94	(425.06)	500.00
.00	41.67	41.67	09020	Grounds Maint. - Pine Needle	552.50	375.03	(177.47)	500.00
.00	125.00	125.00	09025	Grounds (new & replacements)	1,550.00	1,125.00	(425.00)	1,500.00
.00	83.33	83.33	09035	Grounds - other	1,355.00	749.97	(605.03)	1,000.00
160.00	37.50	(122.50)	09110	Gen. M & R -Irrigation Sys	345.00	337.50	(7.50)	450.00

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	Budget	Variance				Budget	Variance	
.00	12.50	12.50	09190	Electrical Repairs	.00	112.50	112.50	150.00
150.00	258.33	108.33	09200	Pond Maintenance	2,065.78	2,324.97	259.19	3,100.00
.00	25.00	25.00	09260	Sign Maintenance	.00	225.00	225.00	300.00
.00	8.33	8.33	09580	Misc. Maintenance	.00	74.97	74.97	100.00
<u>310.00</u>	<u>633.32</u>	<u>323.32</u>		Maintenance	<u>6,668.28</u>	<u>5,699.88</u>	<u>(968.40)</u>	<u>7,600.00</u>
Contract Services								
1,229.17	1,229.17	.00	09610	Lawn Maint. & Landscaping	11,062.53	11,062.53	.00	14,750.00
<u>1,229.17</u>	<u>1,229.17</u>	<u>.00</u>		Contract Services	<u>11,062.53</u>	<u>11,062.53</u>	<u>.00</u>	<u>14,750.00</u>
Reserves								
.00	125.00	125.00	09910	Reserves - Tree Removal	.00	1,125.00	1,125.00	1,500.00
.00	125.00	125.00	09985	Reserves - Drainage Imp	860.00	1,125.00	265.00	1,500.00
680.00	41.67	(638.33)	09990	Reserves - Entrance/Landscap	2,055.00	375.03	(1,679.97)	500.00
<u>680.00</u>	<u>291.67</u>	<u>(388.33)</u>		Reserves	<u>2,915.00</u>	<u>2,625.03</u>	<u>(289.97)</u>	<u>3,500.00</u>
3,517.21	3,348.74	(168.47)		TOTAL EXPENSES	33,389.44	32,226.66	(1,162.78)	42,273.00
(3,506.49)	385.42	(3,891.91)		Current Year Net Income/(los)	13,371.76	1,380.78	11,990.98	2,537.00
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