

### Meadow Creek Subdivision

Income/Expense Statement  
 Period: 05/01/23 to 05/31/23

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
INCOME:								
.00	3,233.33	(3,233.33)	06310	Assessment Income	44,620.00	16,166.65	28,453.35	38,800.00
.00	485.00	(485.00)	06311	Cap Contrib Reserve Income	.00	2,425.00	(2,425.00)	5,820.00
60.00	.00	60.00	06340	Late Fee Income	1,060.00	.00	1,060.00	.00
8.39	.83	7.56	06911	Interest Income - MMR	31.93	4.15	27.78	10.00
.00	15.00	(15.00)	06912	Interest Income - CD	31.22	75.00	(43.78)	180.00
<u>68.39</u>	<u>3,734.16</u>	<u>(3,665.77)</u>		Subtotal Income	<u>45,743.15</u>	<u>18,670.80</u>	<u>27,072.35</u>	<u>44,810.00</u>
EXPENSES								
General & Administrative								
925.00	925.00	.00	07010	Management Fees	4,625.00	4,625.00	.00	11,100.00
.00	.00	.00	07140	Audit Fees	.00	800.00	800.00	800.00
105.00	20.83	(84.17)	07160	Legal Fees	171.25	104.15	(67.10)	250.00
159.30	25.00	(134.30)	07260	Postage & Mail	177.63	125.00	(52.63)	300.00
.00	.00	.00	07280	Insurance	.00	.00	.00	1,138.00
119.00	22.92	(96.08)	07320	Office Supplies	128.15	114.60	(13.55)	275.00
1,350.00	62.50	(1,287.50)	07500	Residential Activities	1,350.00	312.50	(1,037.50)	750.00
.00	15.83	15.83	07505	Website	190.00	79.15	(110.85)	190.00
.00	25.00	25.00	07890	Misc. G & A	157.06	125.00	(32.06)	300.00
<u>2,658.30</u>	<u>1,097.08</u>	<u>(1,561.22)</u>		General & Administrativ	<u>6,799.09</u>	<u>6,285.40</u>	<u>(513.69)</u>	<u>15,103.00</u>
Building								
225.00	62.50	(162.50)	08320	Repairs	345.00	312.50	(32.50)	750.00
<u>225.00</u>	<u>62.50</u>	<u>(162.50)</u>		Building	<u>345.00</u>	<u>312.50</u>	<u>(32.50)</u>	<u>750.00</u>
Utilities								
28.79	28.33	(.46)	08910	Electricity	146.04	141.65	(4.39)	340.00
49.78	27.08	(22.70)	08930	Water & Sewer	149.34	135.40	(13.94)	325.00
<u>78.57</u>	<u>55.41</u>	<u>(23.16)</u>		Utilities	<u>295.38</u>	<u>277.05</u>	<u>(18.33)</u>	<u>665.00</u>
Maintenance								
.00	41.66	41.66	09010	Tree Maintenance	.00	208.30	208.30	500.00
.00	46.25	46.25	09020	Grounds Maint. - Pine Needle	552.50	231.25	(321.25)	555.00
710.00	158.33	(551.67)	09025	Grounds (new & replacements)	1,560.00	791.65	(768.35)	1,900.00
300.00	104.17	(195.83)	09035	Grounds - other	335.93	520.85	184.92	1,250.00
.00	37.50	37.50	09110	Gen. M & R -Irrigation Sys	.00	187.50	187.50	450.00

**Meadow Creek Subdivision**  
 Income/Expense Statement  
 Period: 05/01/23 to 05/31/23

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
.00	12.50	12.50	09190	Electrical Repairs	.00	62.50	62.50	150.00
160.13	258.33	98.20	09200	Pond Maintenance	1,409.26	1,291.65	(117.61)	3,100.00
.00	25.00	25.00	09260	Sign Maintenance	134.51	125.00	(9.51)	300.00
.00	8.33	8.33	09580	Misc. Maintenance	.00	41.65	41.65	100.00
<u>1,170.13</u>	<u>692.07</u>	<u>(478.06)</u>		Maintenance	<u>3,992.20</u>	<u>3,460.35</u>	<u>(531.85)</u>	<u>8,305.00</u>
Contract Services								
1,229.17	1,229.17	.00	09610	Lawn Maint. & Landscaping	6,145.85	6,145.85	.00	14,750.00
<u>1,229.17</u>	<u>1,229.17</u>	<u>.00</u>		Contract Services	<u>6,145.85</u>	<u>6,145.85</u>	<u>.00</u>	<u>14,750.00</u>
Reserves								
.00	125.00	125.00	09985	Reserves - Drainage Imp	.00	625.00	625.00	1,500.00
.00	.00	.00	09986	Reserves - Pond	1,000.00	.00	(1,000.00)	.00
.00	83.33	83.33	09990	Reserves - Entrance/Landscap	1,000.00	416.65	(583.35)	1,000.00
<u>.00</u>	<u>208.33</u>	<u>208.33</u>		Reserves	<u>2,000.00</u>	<u>1,041.65</u>	<u>(958.35)</u>	<u>2,500.00</u>
5,361.17	3,344.56	(2,016.61)		TOTAL EXPENSES	19,577.52	17,522.80	(2,054.72)	42,073.00
(5,292.78)	389.60	(5,682.38)		Current Year Net Income/(los)	26,165.63	1,148.00	25,017.63	2,737.00
=====	=====	=====			=====	=====	=====	=====

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 05/01/23  
Ending date: 05/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
--------	-------------	---------------	----------	----------	------------	-------------

1011	Cash Checking Operating	25,873.61	2,365.00	4,496.17	2,131.17CR	23,742.44
------	-------------------------	-----------	----------	----------	------------	-----------

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/23	AP1100	2660		925.00	GOLDEN PROPERTY MANAGEMEN	MANAGEMENT FEES
05/01/23	AP3458	2661		105.00	LAW FIRM CAROLINAS	Harris
05/01/23	AP3458	2662		24.89	HIGH POINT CITY SERVICES	120656
05/03/23	AP1101	2663		214.75	GOLDEN PROPERTY MANAGEMEN	Postage/Office Supplies
05/08/23	AR0000	AR04	640.00		Owner Cash Receipts	
05/09/23	AP1104	2664		575.00	R & B CUSTOM SERVICE	Repairs
05/09/23	AR0000	AR04	250.00		Owner Cash Receipts	
05/13/23	AR0000	AR04	270.00		Owner Cash Receipts	
05/15/23	AP1109	2665		28.79	DUKE ENERGY	910032548574
05/15/23	AP1109	2666		1,529.17	TWO BROTHERS INC.	May Maintenance/Bush
05/15/23	AP1109	2667		225.00	R & B CUSTOM SERVICE	Repairs
05/17/23	AR0511	AR-511	35.00		Owner Cash Receipts	
05/18/23	AR0000	AR04	270.00		Owner Cash Receipts	
05/19/23	AR0000	AR04	90.00		Owner Cash Receipts	
05/23/23	AP1118	2668		135.00	GOLDEN PROPERTY MANAGEMEN	Summer Flowers
05/23/23	AR0000	AR04	270.00		Owner Cash Receipts	
05/26/23	AR0000	AR04	270.00		Owner Cash Receipts	
05/27/23	AR0000	AR04	270.00		Owner Cash Receipts	
05/27/23	GJ0358	GCD523		485.00	op to mmr	
05/30/23	AP0206	2669		160.13	CAROLINA PONDSCAPES, INC	April Maintenance
05/30/23	AP0206	2670		24.89	HIGH POINT CITY SERVICES	120656
05/30/23	AP1120	2671		63.55	GOLDEN PROPERTY MANAGEMEN	Postage/Office Supplies

1071	Cash Savings Reserves	10,264.42	493.39	.00	493.39	10,757.81
------	-----------------------	-----------	--------	-----	--------	-----------

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/27/23	GJ0358	GCD523	485.00		op to mmr	
05/31/23	CR0000	ADJUST	8.39		Interest	

1210	Certificates of Deposit	12,504.24	.00	.00	.00	12,504.24
------	-------------------------	-----------	-----	-----	-----	-----------

1310	Assessments Receivable	6,338.05	.00	1,930.00	1,930.00CR	4,408.05
------	------------------------	----------	-----	----------	------------	----------

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/08/23	AR0000	AR04		460.00	Owner Cash Receipts	
05/09/23	AR0000	AR04		230.00	Owner Cash Receipts	
05/13/23	AR0000	AR04		230.00	Owner Cash Receipts	
05/18/23	AR0000	AR04		230.00	Owner Cash Receipts	
05/19/23	AR0000	AR04		90.00	Owner Cash Receipts	
05/23/23	AR0000	AR04		230.00	Owner Cash Receipts	
05/26/23	AR0000	AR04		230.00	Owner Cash Receipts	
05/27/23	AR0000	AR04		230.00	Owner Cash Receipts	

1340	Late Fees Receivable	800.00	180.00	420.00	240.00CR	560.00
------	----------------------	--------	--------	--------	----------	--------

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
------	--------	-----------	-----------	-----------	-------------	---------------

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 05/01/23  
Ending date: 05/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	05/05/23 AR0000 AR06		20.00	Owner Expense Adjust.		
	05/05/23 AR0000 AR06		20.00	Owner Expense Adjust.		
	05/05/23 AR0000 AR06		20.00	Owner Expense Adjust.		
	05/05/23 AR0000 AR06		20.00	Owner Expense Adjust.		
	05/05/23 AR0000 AR06		20.00	Owner Expense Adjust.		
	05/08/23 AR0000 AR04		80.00	Owner Cash Receipts		
	05/09/23 AR0000 AR04		20.00	Owner Cash Receipts		
	05/13/23 AR0000 AR04		40.00	Owner Cash Receipts		
	05/15/23 AR0000 AR06		20.00	Owner Expense Adjust.		
	05/18/23 AR0000 AR04		40.00	Owner Cash Receipts		
	05/23/23 AR0000 AR04		40.00	Owner Cash Receipts		
	05/26/23 AR0000 AR04		40.00	Owner Cash Receipts		
	05/27/23 AR0000 AR04		40.00	Owner Cash Receipts		
	05/31/23 AR0000 AR02	180.00		Apply Late Fees		
1350	Legal Fees Receivable	.00	.00	.00	.00	.00
1360	Misc. Owner Receivables	100.00	.00	100.00	100.00CR	.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	05/08/23 AR0000 AR04		100.00	Owner Cash Receipts		
1460	Work Order Receivable	.00	.00	.00	.00	.00
1610	Prepaid Insurance	518.00	.00	.00	.00	518.00
3010	Accounts Payable	.00	4,011.17	5,361.17	1,350.00CR	1,350.00CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
05/01/23	AP0001	VH1755		925.00	GOLDEN PROPERTY MANAGEMEN	MANAGEMENT FEES
05/01/23	AP0039	VH1756		24.89	HIGH POINT CITY SERVICES	120656
05/01/23	AP0039	VH1757		105.00	LAW FIRM CAROLINAS	Harris
05/01/23	AP1100	2660	925.00		GOLDEN PROPERTY MANAGEMEN	MANAGEMENT FEES
05/01/23	AP3458	2661	105.00		LAW FIRM CAROLINAS	Harris
05/01/23	AP3458	2662	24.89		HIGH POINT CITY SERVICES	120656
05/03/23	AP0040	VH1758		214.75	GOLDEN PROPERTY MANAGEMEN	Postage/Office Supplies
05/03/23	AP1101	2663	214.75		GOLDEN PROPERTY MANAGEMEN	Postage/Office Supplies
05/09/23	AP0041	VH1759		575.00	R & B CUSTOM SERVICE	Repairs
05/09/23	AP1104	2664	575.00		R & B CUSTOM SERVICE	Repairs
05/15/23	AP1109	2665	28.79		DUKE ENERGY	910032548574
05/15/23	AP1109	2666	1,529.17		TWO BROTHERS INC.	May Maintenance/Bush
05/15/23	AP1109	2667	225.00		R & B CUSTOM SERVICE	Repairs
05/15/23	AP3419	VH1760		28.79	DUKE ENERGY	910032548574
05/15/23	AP3419	VH1761		225.00	R & B CUSTOM SERVICE	Repairs
05/15/23	AP3419	VH1762		1,529.17	TWO BROTHERS INC.	May Maintenance/Bush
05/23/23	AP1118	2668	135.00		GOLDEN PROPERTY MANAGEMEN	Summer Flowers
05/23/23	AP3432	VH1763		135.00	GOLDEN PROPERTY MANAGEMEN	Summer Flowers
05/23/23	AP4321	VH1769		1,350.00	GOLDEN PROPERTY MANAGEMEN	Food Truck Annual Mtg
05/30/23	AP0053	VH1764		24.89	HIGH POINT CITY SERVICES	120656

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 05/01/23  
Ending date: 05/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
05/30/23	AP0053 VH1765		160.13	CAROLINA PONDSCAPES, INC	April Maintenance	
05/30/23	AP0054 VH1766		63.55	GOLDEN PROPERTY MANAGEMEN	Postage/Office Supplies	
05/30/23	AP0206 2669	160.13		CAROLINA PONDSCAPES, INC	April Maintenance	
05/30/23	AP0206 2670	24.89		HIGH POINT CITY SERVICES	120656	
05/30/23	AP1120 2671	63.55		GOLDEN PROPERTY MANAGEMEN	Postage/Office Supplies	
3310	Prepaid Owner Assessments	3,102.78CR	.00	35.00	35.00CR	3,137.78CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	05/17/23 AR0511 AR-511		35.00	Owner Cash Receipts		
3320	Prepaid Dues-Replacement Fund	22,772.96CR	.00	.00	.00	22,772.96CR
5410	Operating Fund Balance	935.83	.00	.00	.00	935.83
5420	Capital Improvement Reserve	.00	.00	.00	.00	.00
5510	Prior Year Net Inc./Loss	.00	.00	.00	.00	.00
6310	Assessment Income	44,620.00CR	.00	.00	.00	44,620.00CR
6340	Late Fee Income	1,000.00CR	120.00	180.00	60.00CR	1,060.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	05/05/23 AR0000 AR06	20.00		Owner Expense Adjust.		
	05/05/23 AR0000 AR06	20.00		Owner Expense Adjust.		
	05/05/23 AR0000 AR06	20.00		Owner Expense Adjust.		
	05/05/23 AR0000 AR06	20.00		Owner Expense Adjust.		
	05/05/23 AR0000 AR06	20.00		Owner Expense Adjust.		
	05/15/23 AR0000 AR06	20.00		Owner Expense Adjust.		
	05/31/23 AR0000 AR02		180.00	Apply Late Fees		
6911	Interest Income - MMR	23.54CR	.00	8.39	8.39CR	31.93CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	05/31/23 CR0000 ADJUST		8.39	Interest		
6912	Interest Income - CD	31.22CR	.00	.00	.00	31.22CR
7010	Management Fees	3,700.00	925.00	.00	925.00	4,625.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	05/01/23 AP0001 VH1755	925.00		GOLDEN PROPERTY MANAGEMEN	MANAGEMENT FEES	
7160	Legal Fees	66.25	105.00	.00	105.00	171.25
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	05/01/23 AP0039 VH1757	105.00		LAW FIRM CAROLINAS	Harris	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 05/01/23  
Ending date: 05/31/23

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
7260	Postage & Mail	18.33	159.30	.00	159.30	177.63	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/03/23	AP0040	VH1758	120.65		GOLDEN PROPERTY MANAGEMEN	Postage/Office Supplies
	05/30/23	AP0054	VH1766	38.65		GOLDEN PROPERTY MANAGEMEN	Postage/Office Supplies
7320	Office Supplies	9.15	119.00	.00	119.00	128.15	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/03/23	AP0040	VH1758	94.10		GOLDEN PROPERTY MANAGEMEN	Postage/Office Supplies
	05/30/23	AP0054	VH1766	24.90		GOLDEN PROPERTY MANAGEMEN	Postage/Office Supplies
7500	Residential Activities	.00	1,350.00	.00	1,350.00	1,350.00	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/23/23	AP4321	VH1769	1,350.00		GOLDEN PROPERTY MANAGEMEN	Food Truck Annual Mtg
7505	Website	190.00	.00	.00	.00	190.00	
7890	Misc. G & A	157.06	.00	.00	.00	157.06	
8320	Repairs	120.00	225.00	.00	225.00	345.00	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/15/23	AP3419	VH1761	225.00		R & B CUSTOM SERVICE	Repairs
8910	Electricity	117.25	28.79	.00	28.79	146.04	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/15/23	AP3419	VH1760	28.79		DUKE ENERGY	910032548574
8930	Water & Sewer	99.56	49.78	.00	49.78	149.34	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/01/23	AP0039	VH1756	24.89		HIGH POINT CITY SERVICES	120656
	05/30/23	AP0053	VH1764	24.89		HIGH POINT CITY SERVICES	120656
9020	Grounds Maint. - Pine Needles	552.50	.00	.00	.00	552.50	
9025	Grounds (new & replacements)	850.00	710.00	.00	710.00	1,560.00	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/09/23	AP0041	VH1759	575.00		R & B CUSTOM SERVICE	Grounds (new & replacemen
	05/23/23	AP3432	VH1763	135.00		GOLDEN PROPERTY MANAGEMEN	Grounds (new & replacemen
9035	Grounds - other	35.93	300.00	.00	300.00	335.93	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/15/23	AP3419	VH1762	300.00		TWO BROTHERS INC.	May Maintenance/Bush

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
9200	Pond Maintenance	1,249.13	160.13	.00	160.13	1,409.26	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/30/23	AP0053	VH1765	160.13		CAROLINA PONDSAPES, INC	April Maintenance
9260	Sign Maintenance	134.51	.00	.00	.00	134.51	
9610	Lawn Maint. & Landscaping	4,916.68	1,229.17	.00	1,229.17	6,145.85	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	05/15/23	AP3419	VH1762	1,229.17		TWO BROTHERS INC.	May Maintenance/Bush
9986	Reserves - Pond	1,000.00	.00	.00	.00	1,000.00	
9990	Reserves - Entrance/Landscape	1,000.00	.00	.00	.00	1,000.00	
Gnd Total:		.00	12,530.73	12,530.73	.00	.00	