

Meadow Creek Subdivision

Income/Expense Statement
 Period: 10/01/23 to 10/31/23

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	32,333.30	12,286.70	38,800.00
.00	485.00	(485.00)	06311	Cap Contrib Reserve Income	.00	4,850.00	(4,850.00)	5,820.00
(10.00)	.00	(10.00)	06340	Late Fee Income	1,010.00	.00	1,010.00	.00
19.71	.83	18.88	06911	Interest Income - MMR	115.74	8.30	107.44	10.00
.00	15.00	(15.00)	06912	Interest Income - CD	31.22	150.00	(118.78)	180.00
35.00	.00	35.00	06920	Misc. Income	50.00	.00	50.00	.00
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44.71	3,734.16	(3,689.45)		Subtotal Income	45,826.96	37,341.60	8,485.36	44,810.00
EXPENSES								
General & Administrative								
925.00	925.00	.00	07010	Management Fees	9,250.00	9,250.00	.00	11,100.00
.00	.00	.00	07140	Audit Fees	.00	800.00	800.00	800.00
.00	20.83	20.83	07160	Legal Fees	396.25	208.30	(187.95)	250.00
125.84	25.00	(100.84)	07260	Postage & Mail	371.22	250.00	(121.22)	300.00
.00	.00	.00	07280	Insurance	.00	1,138.00	1,138.00	1,138.00
97.45	22.92	(74.53)	07320	Office Supplies	270.82	229.20	(41.62)	275.00
100.00	62.50	(37.50)	07500	Residential Activities	943.65	625.00	(318.65)	750.00
.00	15.83	15.83	07505	Website	190.00	158.30	(31.70)	190.00
.00	25.00	25.00	07890	Misc. G & A	190.10	250.00	59.90	300.00
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1,248.29	1,097.08	(151.21)		General & Administrativ	11,612.04	12,908.80	1,296.76	15,103.00
Building								
.00	62.50	62.50	08320	Repairs	642.00	625.00	(17.00)	750.00
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.00	62.50	62.50		Building	642.00	625.00	(17.00)	750.00
Utilities								
28.08	28.33	.25	08910	Electricity	288.91	283.30	(5.61)	340.00
24.89	27.08	2.19	08930	Water & Sewer	273.79	270.80	(2.99)	325.00
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52.97	55.41	2.44		Utilities	562.70	554.10	(8.60)	665.00
Maintenance								
.00	41.66	41.66	09010	Tree Maintenance	.00	416.60	416.60	500.00

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Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
.00	46.25	46.25	09020	Grounds Maint. - Pine Needle	652.50	462.50	(190.00)	555.00
550.00	158.33	(391.67)	09025	Grounds (new & replacement	2,960.00	1,583.30	(1,376.70)	1,900.00
.00	.00	.00	09030	Painting	300.00	.00	(300.00)	.00
.00	104.17	104.17	09035	Grounds - other	1,185.93	1,041.70	(144.23)	1,250.00
.00	37.50	37.50	09110	Gen. M & R -Irrigation Sys	.00	375.00	375.00	450.00
.00	12.50	12.50	09190	Electrical Repairs	.00	125.00	125.00	150.00
160.13	258.33	98.20	09200	Pond Maintenance	2,209.91	2,583.30	373.39	3,100.00
.00	25.00	25.00	09260	Sign Maintenance	298.82	250.00	(48.82)	300.00
.00	8.33	8.33	09580	Misc. Maintenance	.00	83.30	83.30	100.00
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710.13	692.07	(18.06)		Maintenance	7,607.16	6,920.70	(686.46)	8,305.00
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Contract Services								
1,229.17	1,229.17	.00	09610	Lawn Maint. & Landscaping	12,291.70	12,291.70	.00	14,750.00
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1,229.17	1,229.17	.00		Contract Services	12,291.70	12,291.70	.00	14,750.00
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Reserves								
.00	.00	.00	09910	Reserves - Tree Removal	1,200.00	.00	(1,200.00)	.00
.00	125.00	125.00	09985	Reserves - Drainage Imp	.00	1,250.00	1,250.00	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/Landsca	1,000.00	833.30	(166.70)	1,000.00
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.00	208.33	208.33		Reserves	3,200.00	2,083.30	(1,116.70)	2,500.00
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3,240.56	3,344.56	104.00		TOTAL EXPENSES	35,915.60	35,383.60	(532.00)	42,073.00
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(3,195.85)	389.60	(3,585.45)		Current Year Net Income/(loss)	9,911.36	1,958.00	7,953.36	2,737.00
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