

Meadow Creek Subdivision
Income/Expense Statement
Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Assessment Income	.00	3,071.63	(3,071.63)	40,740.00	36,860.00	3,880.00	36,860.00
06311	Cap Contrib Reserve Income	.00	323.37	(323.37)	.00	3,880.00	(3,880.00)	3,880.00
06340	Late Fee Income	40.00	.00	40.00	1,409.99	.00	1,409.99	.00
06350	Legal Fees Reimbursement	.00	.00	.00	1,223.20	.00	1,223.20	.00
06460	Work Order Income	.00	.00	.00	85.40	.00	85.40	.00
06911	Interest Income - MMR	1.93	1.25	.68	25.67	15.00	10.67	15.00
06912	Interest Income - CD	.00	1.63	(1.63)	35.56	20.00	15.56	20.00
06920	Misc. Income	(120.00)	.00	(120.00)	1,460.00	.00	1,460.00	.00
	Subtotal Income	(78.07)	3,397.88	(3,475.95)	44,979.82	40,775.00	4,204.82	40,775.00
EXPENSES								
General & Administrative								
07010	Management Fees	900.00	900.00	.00	10,800.00	10,800.00	.00	10,800.00
07140	Audit Fees	.00	.00	.00	750.00	750.00	.00	750.00
07160	Legal Fees	.00	20.87	20.87	1,455.70	250.00	(1,205.70)	250.00
07260	Postage & Mail	193.19	33.37	(159.82)	386.64	400.00	13.36	400.00
07280	Insurance	50.00	125.00	75.00	1,405.00	1,500.00	95.00	1,500.00
07320	Office Supplies	384.50	39.62	(344.88)	609.65	475.00	(134.65)	475.00
07500	Residential Activities	380.00	58.37	(321.63)	1,032.52	700.00	(332.52)	700.00
07505	Website	.00	15.87	15.87	190.00	190.00	.00	190.00
07890	Misc. G & A	.00	25.00	25.00	228.39	300.00	71.61	300.00
	General & Administrative	1,907.69	1,218.10	(689.59)	16,857.90	15,365.00	(1,492.90)	15,365.00
Building								
08320	Repairs	134.00	83.37	(50.63)	409.40	1,000.00	590.60	1,000.00
	Building	134.00	83.37	(50.63)	409.40	1,000.00	590.60	1,000.00
Utilities								
08910	Electricity	27.19	25.00	(2.19)	327.86	300.00	(27.86)	300.00
08930	Water & Sewer	234.76	54.13	(180.63)	782.10	650.00	(132.10)	650.00
	Utilities	261.95	79.13	(182.82)	1,109.96	950.00	(159.96)	950.00
Maintenance								
09010	Tree Maintenance	.00	41.74	41.74	1,025.00	500.00	(525.00)	500.00
09020	Grounds Maint. - Pine Needles	.00	41.63	41.63	446.00	500.00	54.00	500.00

Meadow Creek Subdivision
 Income/Expense Statement
 Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09025	Grounds (new & replacements)	.00	125.00	125.00	1,600.00	1,500.00	(100.00)	1,500.00
09035	Grounds - other	.00	41.74	41.74	4,722.20	500.00	(4,222.20)	500.00
09110	Gen. M & R -Irrigation Sys	.00	12.50	12.50	150.00	150.00	.00	150.00
09190	Electrical Repairs	.00	8.37	8.37	.00	100.00	100.00	100.00
09200	Pond Maintenance	125.00	145.87	20.87	3,035.00	1,750.00	(1,285.00)	1,750.00
09260	Sign Maintenance	.00	10.38	10.38	.00	125.00	125.00	125.00
09580	Misc. Maintenance	.00	14.62	14.62	47.06	175.00	127.94	175.00
	Maintenance	125.00	441.85	316.85	11,025.26	5,300.00	(5,725.26)	5,300.00
Contract Services								
09610	Lawn Maint. & Landscaping	1,096.67	1,141.63	44.96	13,160.04	13,700.00	539.96	13,700.00
	Contract Services	1,096.67	1,141.63	44.96	13,160.04	13,700.00	539.96	13,700.00
Reserves								
09920	Reserves - Concrete	.00	.00	.00	515.00	.00	(515.00)	.00
09962	Reserves - Benches	.00	.00	.00	510.27	.00	(510.27)	.00
09981	Reserves - Pet Station	.00	.00	.00	820.00	.00	(820.00)	.00
09985	Reserves - Drainage Imp	1,100.00	83.37	(1,016.63)	4,180.00	1,000.00	(3,180.00)	1,000.00
09990	Reserves - Entrance/Landscape	.00	83.37	83.37	110.00	1,000.00	890.00	1,000.00
	Reserves	1,100.00	166.74	(933.26)	6,135.27	2,000.00	(4,135.27)	2,000.00
	TOTAL EXPENSES	4,625.31	3,130.82	(1,494.49)	48,697.83	38,315.00	(10,382.83)	38,315.00
	Current Year Net Income/(loss)	(4,703.38)	267.06	(4,970.44)	(3,718.01)	2,460.00	(6,178.01)	2,460.00

Meadow Creek Subdivision

Balance Sheet
As of 12/31/17

ASSETS

1011	Cash Checking Operating	\$	6,452.65
1071	Cash Savings Reserves		21,263.84
1210	Certificates of Deposit		11,953.95
1310	Assessments Receivable		758.70
1340	Late Fees Receivable		1,520.00
1350	Legal Fees Receivable		600.19
1360	Misc. Owner Receivables		600.00
1460	Work Order Receivable		85.40
1610	Prepaid Insurance		616.00
TOTAL ASSETS			<u>\$ 43,850.73</u> =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	6,857.01
Subtotal Current Liab.			<u>\$ 6,857.01</u>

RESERVES:

Subtotal Reserves			<u>\$.00</u>
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EQUITY:

5410	Operating Fund Balance	\$	3,735.93
5420	Capital Improvement Reserve		33,217.79
5510	Prior Year Net Inc./Loss		3,758.01
	Current Year Net Income/(Loss)		(3,718.01)
Subtotal Equity			<u>\$ 36,993.72</u>
TOTAL LIABILITIES & EQUITY			<u>\$ 43,850.73</u> =====

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1011	Cash Checking Operating	2,734.62	8,940.00	5,221.97	3,718.03	6,452.65

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/01/17	AP2725	2096		900.00	GOLDEN PROPERTY MANAGEMEN	MANAGEMENT FEES
12/04/17	AP2727	2097		230.00	GOLDEN PROPERTY MANAGEMEN	Wreaths
12/06/17	AR0000	AR04	485.00		Owner Cash Receipts	
12/08/17	AP3237	2098		84.00	R & B CUSTOM SERVICE	Prep and paint
12/11/17	AP2729	2099		60.96	HIGH POINT CITY SERVICES	120656
12/15/17	AR0000	AR04	210.00		Owner Cash Receipts	
12/15/17	AR0386	AR-386	35.00		Owner Cash Receipts	
12/17/17	AP2814	2100		125.00	CAROLINA PONDSAPES, INC	Monthly Maint.
12/18/17	AP3248	2101		550.00	R & B CUSTOM SERVICE	Rip-Rap bridge & banks
12/18/17	AR0000	AR04	420.00		Owner Cash Receipts	
12/18/17	AR0000	AR04	210.00		Owner Cash Receipts	
12/18/17	GJ0240	GCD1217	550.00		mmr to op	
12/20/17	AR0000	AR04	1,260.00		Owner Cash Receipts	
12/21/17	AP3251	2102		550.00	R & B CUSTOM SERVICE	Clear out/build up bridge
12/21/17	AR0000	AR04	630.00		Owner Cash Receipts	
12/22/17	AR0000	AR04	420.00		Owner Cash Receipts	
12/22/17	GJ0241	GCD1217	550.00		mmr to op	
12/23/17	AP2448	2103		27.19	DUKE ENERGY	1787872524
12/23/17	AP2448	2104		173.80	HIGH POINT CITY SERVICES	120656
12/23/17	AP2448	2105		1,096.67	TWO BROTHERS INC.	Grounds Maint.
12/23/17	AP2815	2106		577.69	GOLDEN PROPERTY MANAGEMEN	Mailings - Dec.
12/26/17	AP3254	2107		200.00	GOLDEN PROPERTY MANAGEMEN	Xmas Bonus
12/26/17	AR0000	AR04	630.00		Owner Cash Receipts	
12/27/17	AR0000	AR04	210.00		Owner Cash Receipts	
12/27/17	GJ0242	GCD1217		646.66	op to mmr	
12/28/17	AR0000	AR04	1,470.00		Owner Cash Receipts	
12/28/17	AR0387	AR-387	1,020.00		Owner Cash Receipts	
12/29/17	AR0000	AR04	630.00		Owner Cash Receipts	
12/29/17	AR0000	AR04	210.00		Owner Cash Receipts	

1071	Cash Savings Reserves	21,715.25	648.59	1,100.00	451.41CR	21,263.84
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/18/17	GJ0240	GCD1217		550.00	mmr to op	
12/22/17	GJ0241	GCD1217		550.00	mmr to op	
12/27/17	GJ0242	GCD1217	646.66		op to mmr	
12/29/17	CR0001	ONLINE	1.93		INTEREST PAID	

1210	Certificates of Deposit	11,953.95	.00	.00	.00	11,953.95
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1310	Assessments Receivable	1,598.70	.00	840.00	840.00CR	758.70
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DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/06/17	AR0000	AR04		210.00	Owner Cash Receipts	
12/27/17	AR0000	AR04		210.00	Owner Cash Receipts	
12/28/17	AR0387	AR-387		210.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct.#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	12/29/17 AR0000 AR04		210.00	Owner Cash Receipts		
1340	Late Fees Receivable	1,840.00	40.00	360.00	320.00CR	1,520.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/06/17 AR0000 AR04		180.00	Owner Cash Receipts		
	12/28/17 AR0387 AR-387		180.00	Owner Cash Receipts		
	12/31/17 AR0000 AR06	20.00		Owner Expense Adjust.		
	12/31/17 AR0000 AR06	20.00		Owner Expense Adjust.		
1350	Legal Fees Receivable	600.19	.00	.00	.00	600.19
1360	Misc. Owner Receivables	815.00	.00	215.00	215.00CR	600.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/06/17 AR0000 AR04		95.00	Owner Cash Receipts		
	12/09/17 AR0000 AR06		120.00	Owner Expense Adjust.		
1460	Work Order Receivable	85.40	.00	.00	.00	85.40
1610	Prepaid Insurance	666.00	.00	50.00	50.00CR	616.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/17 GJ0248 WG0318		50.00	Adj Prepaid Ins		
3010	Accounts Payable	.00	4,575.31	4,575.31	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/17 AP0001 VH1170		900.00	GOLDEN PROPERTY MANAGEMEN	MANAGEMENT FEES	
	12/01/17 AP2725 2096	900.00		GOLDEN PROPERTY MANAGEMEN	MANAGEMENT FEES	
	12/04/17 AP2087 VH1171		230.00	GOLDEN PROPERTY MANAGEMEN	Wreaths	
	12/04/17 AP2727 2097	230.00		GOLDEN PROPERTY MANAGEMEN	Wreaths	
	12/08/17 AP3236 VH1172		84.00	R & B CUSTOM SERVICE	Prep and paint	
	12/08/17 AP3237 2098	84.00		R & B CUSTOM SERVICE	Prep and paint	
	12/11/17 AP2091 VH1173		60.96	HIGH POINT CITY SERVICES	120656	
	12/11/17 AP2729 2099	60.96		HIGH POINT CITY SERVICES	120656	
	12/17/17 AP2100 VH1174		125.00	CAROLINA PONDSCAPES, INC	Monthly Maint.	
	12/17/17 AP2814 2100	125.00		CAROLINA PONDSCAPES, INC	Monthly Maint.	
	12/18/17 AP3247 VH1175		550.00	R & B CUSTOM SERVICE	Rip-Rap bridge & banks	
	12/18/17 AP3248 2101	550.00		R & B CUSTOM SERVICE	Rip-Rap bridge & banks	
	12/21/17 AP3250 VH1176		550.00	R & B CUSTOM SERVICE	Clear out/build up bridge	
	12/21/17 AP3251 2102	550.00		R & B CUSTOM SERVICE	Clear out/build up bridge	
	12/23/17 AP2103 VH1177		27.19	DUKE ENERGY	1787872524	
	12/23/17 AP2103 VH1178		1,096.67	TWO BROTHERS INC.	Grounds Maint.	
	12/23/17 AP2103 VH1179		173.80	HIGH POINT CITY SERVICES	120656	
	12/23/17 AP2104 VH1180		577.69	GOLDEN PROPERTY MANAGEMEN	Mailings - Dec.	
	12/23/17 AP2448 2103	27.19		DUKE ENERGY	1787872524	
	12/23/17 AP2448 2104	173.80		HIGH POINT CITY SERVICES	120656	
	12/23/17 AP2448 2105	1,096.67		TWO BROTHERS INC.	Grounds Maint.	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
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Starting date: 12/01/17
Ending date: 12/31/17

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
12/23/17	AP2815	2106	577.69		GOLDEN PROPERTY MANAGEMEN	Mailings - Dec.	
12/26/17	AP3253	VH1181		200.00	GOLDEN PROPERTY MANAGEMEN	Xmas Bonus	
12/26/17	AP3254	2107	200.00		GOLDEN PROPERTY MANAGEMEN	Xmas Bonus	
3310	Prepaid Owner Assessments		312.01CR	.00	6,545.00	6,545.00CR	6,857.01CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/15/17	AR0000	AR04		210.00	Owner Cash Receipts	
	12/15/17	AR0386	AR-386		35.00	Owner Cash Receipts	
	12/18/17	AR0000	AR04		420.00	Owner Cash Receipts	
	12/18/17	AR0000	AR04		210.00	Owner Cash Receipts	
	12/20/17	AR0000	AR04		1,260.00	Owner Cash Receipts	
	12/21/17	AR0000	AR04		630.00	Owner Cash Receipts	
	12/22/17	AR0000	AR04		420.00	Owner Cash Receipts	
	12/26/17	AR0000	AR04		630.00	Owner Cash Receipts	
	12/28/17	AR0000	AR04		1,470.00	Owner Cash Receipts	
	12/28/17	AR0387	AR-387		630.00	Owner Cash Receipts	
	12/29/17	AR0000	AR04		630.00	Owner Cash Receipts	
5410	Operating Fund Balance		5,476.53CR	1,740.60	.00	1,740.60	3,735.93CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	GJ0249	WG0318	1,740.60		Post Inc to Fund Bal	
5420	Capital Improvement Reserve		35,235.20CR	2,017.41	.00	2,017.41	33,217.79CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	GJ0249	WG0318	2,017.41		Post Inc to Fund Bal	
5510	Prior Year Net Inc./Loss		.00	.00	3,758.01	3,758.01CR	3,758.01CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	GJ0249	WG0318		3,758.01	Post Inc to Fund Bal	
6310	Assessment Income		40,740.00CR	.00	.00	.00	40,740.00CR
6340	Late Fee Income		1,369.99CR	.00	40.00	40.00CR	1,409.99CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	AR0000	AR06		20.00	Owner Expense Adjust.	
	12/31/17	AR0000	AR06		20.00	Owner Expense Adjust.	
6350	Legal Fees Reimbursement		1,223.20CR	.00	.00	.00	1,223.20CR
6460	Work Order Income		85.40CR	.00	.00	.00	85.40CR
6911	Interest Income - MMR		23.74CR	.00	1.93	1.93CR	25.67CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct.#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	12/29/17 CR0001 ONLINE		1.93	INTEREST PAID		
6912	Interest Income - CD	35.56CR	.00	.00	.00	35.56CR
6920	Misc. Income	1,580.00CR	120.00	.00	120.00	1,460.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/09/17 AR0000 AR06 120.00 Owner Expense Adjust.					
7010	Management Fees	9,900.00	900.00	.00	900.00	10,800.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/17 AP0001 VH1170 900.00 GOLDEN PROPERTY MANAGEMEN MANAGEMENT FEES					
7140	Audit Fees	750.00	.00	.00	.00	750.00
7160	Legal Fees	1,455.70	.00	.00	.00	1,455.70
7260	Postage & Mail	193.45	193.19	.00	193.19	386.64
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/23/17 AP2104 VH1180 193.19 GOLDEN PROPERTY MANAGEMEN Mailings - Dec.					
7280	Insurance	1,355.00	50.00	.00	50.00	1,405.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/17 GJ0248 WG0318 50.00 Adj Prepaid Ins					
7320	Office Supplies	225.15	384.50	.00	384.50	609.65
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/23/17 AP2104 VH1180 384.50 GOLDEN PROPERTY MANAGEMEN Mailings - Dec.					
7500	Residential Activities	652.52	380.00	.00	380.00	1,032.52
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/04/17 AP2087 VH1171 180.00 GOLDEN PROPERTY MANAGEMEN Wreaths					
	12/26/17 AP3253 VH1181 200.00 GOLDEN PROPERTY MANAGEMEN Xmas Bonus					
7505	Website	190.00	.00	.00	.00	190.00
7890	Misc. G & A	228.39	.00	.00	.00	228.39
8320	Repairs	275.40	134.00	.00	134.00	409.40
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/04/17 AP2087 VH1171 50.00 GOLDEN PROPERTY MANAGEMEN Wreaths					
	12/08/17 AP3236 VH1172 84.00 R & B CUSTOM SERVICE Prep and paint					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
8910	Electricity	300.67	27.19	.00	27.19	327.86	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/23/17	AP2103	VH1177	27.19		DUKE ENERGY	1787872524
8930	Water & Sewer	547.34	234.76	.00	234.76	782.10	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/11/17	AP2091	VH1173	60.96		HIGH POINT CITY SERVICES	120656
	12/23/17	AP2103	VH1179	173.80		HIGH POINT CITY SERVICES	120656
9010	Tree Maintenance	1,025.00	.00	.00	.00	1,025.00	
9020	Grounds Maint. - Pine Needles	446.00	.00	.00	.00	446.00	
9025	Grounds (new & replacements)	1,600.00	.00	.00	.00	1,600.00	
9035	Grounds - other	4,722.20	.00	.00	.00	4,722.20	
9110	Gen. M & R -Irrigation Sys	150.00	.00	.00	.00	150.00	
9200	Pond Maintenance	2,910.00	125.00	.00	125.00	3,035.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/17/17	AP2100	VH1174	125.00		CAROLINA PONDSCAPES, INC	Monthly Maint.
9580	Misc. Maintenance	47.06	.00	.00	.00	47.06	
9610	Lawn Maint. & Landscaping	12,063.37	1,096.67	.00	1,096.67	13,160.04	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/23/17	AP2103	VH1178	1,096.67		TWO BROTHERS INC.	Grounds Maint.
9920	Reserves - Concrete	515.00	.00	.00	.00	515.00	
9962	Reserves - Benches	510.27	.00	.00	.00	510.27	
9981	Reserves - Pet Station	820.00	.00	.00	.00	820.00	
9985	Reserves - Drainage Imp	3,080.00	1,100.00	.00	1,100.00	4,180.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/18/17	AP3247	VH1175	550.00		R & B CUSTOM SERVICE	Rip-Rap bridge & banks
	12/21/17	AP3250	VH1176	550.00		R & B CUSTOM SERVICE	Clear out/build up bridge
9990	Reserves - Entrance/Landscape	110.00	.00	.00	.00	110.00	
Gnd Total:		.00	22,707.22	22,707.22	.00	.00	