

MCOA Income and Cash Summary through 2008

Year	2002	2003	2004	2005	2006	2007	2008
Beginning Cash	0.00	7,941.26	5,582.12	18,156.47	21,753.82	33,543.68	43,150.18
INCOME							
Homeowners' Dues	9,666.00	13,242.00	15,797.00	16,468.00	18,040.00	18,290.00	17,950.00
Developer Contribution	3,925.00	400.00	6,926.00	2,208.31	2,344.50		
Developer Reimbursement	0.00	1,151.00				738.00	500.00
Late Fees	275.00	425.00	200.00	425.00	400.00	350.00	150.00
Miscellaneous	13.00	4,823.00	306.00		1.99	2.49	19.95
TOTAL INCOME	13,879.00	20,041.00	23,229.00	19,101.31	20,786.49	19,380.49	18,619.95
EXPENSES							
Office Expense	184.16	103.39	35.24	48.00	38.50	78.88	75.96
Professional Fees		1,177.50	600.00	600.00	625.00	650.00	650.00
Miscellaneous	52.74	346.25	350.86	848.66	301.13	385.11	55.00
Snow Removal	3,070.00	4,240.00	4,543.25	9,494.75	6,620.00	7,490.00	12,540.00
Drain Repair			1,085.30				
Road Signs	1,188.84		673.00			20.00	
Road Maintenance		717.00		1,542.55			2,520.00
Landscaping	542.00	14,871.00	1,200.00	1,800.00	275.00	40.00	125.00
Insurance	900.00	945.00	2,167.00	1,170.00	1,137.00	1,110.00	1,115.00
TOTAL EXPENSES	5,937.74	22,400.14	10,654.65	15,503.96	8,996.63	9,773.99	17,080.96
NET INCOME (LOSS)	7,941.26	-2,359.14	12,574.35	3,597.35	11,789.86	9,606.50	1,538.99
Ending Cash	7,941.26	5,582.12	18,156.47	21,753.82	33,543.68	43,150.18	44,689.17
Unrestricted Cash	7,347.49	3,342.11	17,091.01	20,203.42	32,644.02	42,172.78	42,981.07
Min. Req. Reserve Allocation	593.77	2,240.01	1,065.47	1,550.40	899.66	977.40	1,708.10
Cumulative Reserve - Minimum	593.77	2,833.79	3,899.25	5,449.65	6,349.31	7,326.71	9,034.81

MCOA Receivables 2009

12/31/08

Beg Balance **602.07** **175.00** **35.64** **812.71**

2009 Assessments and Accruals

Units	Term (mos)	Dues	Late Charge	Interest	Total
107	12	19,260.00	1,050.00	99.79	20,409.79
1	3	45.00			45.00
1	2	30.00			30.00
Less Discounts		-305.00			-305.00
Less Uncollect/Loss					0.00
Projected Receipts		19,030.00	1,050.00	99.79	20,179.79
Actual Receipts		18,563.32	550.00	44.43	19,157.75
Ending Balance		1,068.75	675.00	91.00	1,834.75

10/31/09

MeadowBrook Condominium Owner's Association Operating Budget vs Actual For the Period January 1, 2009 through October 31, 2009

Revenues:	Budget	Actual	Variance
Association Dues- (estimate 107 Units x 12 months)	\$19,260.00	\$18,563.32	\$696.68
Late Fees	300.00	550.00	-250.00
HDI Contribution	0.00		0.00
HDI Reimbursement	1,830.00		1,830.00
Other	0.00	44.43	-44.43
Total Revenues	\$21,390.00	\$19,157.75	\$2,232.25

Expenses:			
Liability Insurance	1,120.67		1,120.67
Legal Fees	0.00	20.00	-20.00
Accounting Fees	650.00	875.00	-225.00
Snow Removal	9,000.00	10,120.00	-1,120.00
Landscape	60.00		60.00
Lawn Mowing	90.00		90.00
Road Repair	0.00		0.00
Road Signs	200.00		200.00
Drain Repair	0.00		0.00
Bank Fees	0.00		0.00
P.O. Box Rental	24.00	24.00	0.00
Postage	0.00		0.00
Office Supplies	75.00	21.19	53.81
Reserve Fund/Long Term Maintenance	1,144.57		1,144.57
Miscellaneous	250.00	54.57	195.43
Website	0.00	95.40	-95.40
Total Expenses	\$12,614.24	\$11,210.16	\$1,404.08

Net Revenue (Expense)	\$8,775.76	\$7,947.59	\$828.17
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