

Greenmeadow Ranch Owner's Association
Income Statement
For the Twelve Months Ending December 31, 2016

	2016 Actual	2016 Budget	Variance	2017 Budget
Fees				
Association Fees	\$21,097.00	\$21,000.00	\$97.00	\$21,000.00
Prior Year Annual Meeting Attendance Credit		-\$200.00	\$200.00	\$200.00
Total Fees		\$20,800.00	-\$20,800.00	\$20,800.00
Expenses				
Supplies Expense	\$0.00	\$100.00	-\$100.00	\$100.00
Postage and Shipping Expense	\$74.43	\$150.00	-\$75.57	\$100.00
Property Maintenance Expense	\$12,489.90	\$15,000.00	-\$2,510.10	\$14,000.00 common area maintenance
Electric	\$685.58	\$1,000.00	-\$314.42	\$1,000.00
Lighting	\$0.00	\$1,000.00	-\$1,000.00	\$1,000.00 lamps, lighting system repair
Property Insurance	\$730.00	\$800.00	-\$70.00	\$800.00
Water	\$2,492.79	\$2,500.00	-\$7.21	\$2,500.00 common area irrigation, system repair
Pond	\$1,032.80	\$1,000.00	\$32.80	\$1,200.00 repair of aerator as needed, water treatment
Tree replacement	\$0.00	\$500.00	-\$500.00	\$15,000.00 estimated 12 trees to be replaced, soliciting other bids
Meeting Expenses	\$75.00	\$50.00	\$25.00	\$75.00
Trustee compensation	\$0.00	\$5,600.00	-\$5,600.00	\$0.00 current trustees decline compensation
Government filings	\$0.00	\$200.00	-\$200.00	\$200.00 liens
Legal Expenses	\$500.00	\$4,000.00	-\$3,500.00	\$4,000.00 covenant question, late payers, neighbor disputes
Real Estate Taxes	\$84.04	\$100.00	-\$15.96	\$100.00
Total Expenses	\$18,164.54	\$32,000.00	-\$13,835.46	\$40,075.00
Net	-\$18,164.54			-\$19,275.00
Checking account balance as of 12/31/15	\$32,271.75	Projected balance		\$12,996.75