

Budget Comparison

THE MEADOW OWNERS ASSOCIATION

Comparison Periods: 02/01/18 - 02/28/18 and 01/01/18 - 02/28/18 (cash basis)

	Actual 02/01/18 - 02/28/18	Budget 02/18 - 02/18	\$ Change	% Change	Actual YTD 01/01/18 - 02/28/18	Budget YTD 01/18 - 02/18	\$ Change	% Change
INCOME								
10000 INCOME	0.00	0.00	0.00		-9.00	0.00	-9.00	
10002 Homeowner Association Dues	13,753.70	14,740.00	-986.30	-6.7 %	30,431.16	29,480.00	951.16	3.2 %
10003 Insurance	6,565.57	5,750.00	815.57	14.2 %	13,788.04	11,500.00	2,288.04	19.9 %
10004 Late Fee Income	404.39	75.00	329.39	439.2 %	806.90	150.00	656.90	437.9 %
10007 Interest Income	6.13	5.00	1.13	22.6 %	12.91	10.00	2.91	29.1 %
10013 Violation Fines	50.00	50.00	0.00	0.0 %	50.00	100.00	-50.00	-50.0 %
10010 Closing Letters	0.00	40.00	-40.00	-100.0 %	40.00	80.00	-40.00	-50.0 %
10020 Other Income	45.00	0.00	45.00		45.00	0.00	45.00	
10001 Beginning Balance	-539.56	0.00	-539.56		5,563.16	0.00	5,563.16	
10011 Legal Fee Reimbursement	787.96	0.00	787.96		1,184.65	0.00	1,184.65	
TOTAL INCOME	21,073.19	20,660.00	413.19	2.0 %	51,912.82	41,320.00	10,592.82	25.6 %
EXPENSE								
10300 Repairs & Maintenance								
303 Materials & Supplies	24.81	500.00	-475.19	-95.0 %	24.81	1,000.00	-975.19	-97.5 %
301 Contract Labor	0.00	1,000.00	-1,000.00	-100.0 %	0.00	2,000.00	-2,000.00	-100.0 %
310 Pest Control	1,500.00	1,500.00	0.00	0.0 %	1,500.00	1,500.00	0.00	0.0 %
311 Roofing	0.00	0.00	0.00		0.00	2,000.00	-2,000.00	-100.0 %
313 Fence Repair/Replacement	0.00	250.00	-250.00	-100.0 %	0.00	500.00	-500.00	-100.0 %
315 Mailboxes and Locks	0.00	60.00	-60.00	-100.0 %	0.00	120.00	-120.00	-100.0 %
10300 Total Repairs & Maintenance	1,524.81	3,310.00	-1,785.19	-53.9 %	1,524.81	7,120.00	-5,595.19	-78.6 %
10500 Grounds								
501 Contract Landscape	2,500.00	2,500.00	0.00	0.0 %	5,000.00	5,000.00	0.00	0.0 %
502 In-House Landscape	177.50	400.00	-222.50	-55.6 %	477.50	800.00	-322.50	-40.3 %
10500 Total Grounds	2,677.50	2,900.00	-222.50	-7.7 %	5,477.50	5,800.00	-322.50	-5.6 %
10600 Legal, Professional Fees								
602 Attorney Fees	1,082.10	500.00	582.10	116.4 %	2,506.43	1,000.00	1,506.43	150.6 %
603 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	0.00	52.00	-52.00	-100.0 %
10600 Other Legal, Professional Fees	0.00	0.00	0.00		330.46	0.00	330.46	
10600 Total Legal, Professional Fees	1,082.10	526.00	556.10	105.7 %	2,836.89	1,052.00	1,784.89	169.7 %
11000 Capitol Expenses								
1111 Fence / Gate	0.00	0.00	0.00		257.27	0.00	257.27	
11000 Total Capitol Expenses	0.00	0.00	0.00		257.27	0.00	257.27	
10700 Utilities								
701 Electric	400.67	425.00	-24.33	-5.7 %	801.95	850.00	-48.05	-5.7 %
702 Telephone/Internet	239.04	225.00	14.04	6.2 %	462.64	450.00	12.64	2.8 %

	Actual 02/01/18 - 02/28/18	Budget 02/18 - 02/18	\$ Change	% Change	Actual YTD 01/01/18 - 02/28/18	Budget YTD 01/18 - 02/18	\$ Change	% Change
703 Gas And Propane	0.00	0.00	0.00		43.47	0.00	43.47	
704 Water And Sewer Utility	110.35	40.00	70.35	175.9 %	199.33	100.00	99.33	99.3 %
10700 Total Utilities	750.06	690.00	60.06	8.7 %	1,507.39	1,400.00	107.39	7.7 %
10200 Management								
201 Management Fees	2,145.40	1,900.00	245.40	12.9 %	3,692.63	3,800.00	-107.37	-2.8 %
10200 Total Management	2,145.40	1,900.00	245.40	12.9 %	3,692.63	3,800.00	-107.37	-2.8 %
5100 Other Expense	98.58	0.00	98.58		104.58	0.00	104.58	
10800 Administrative								
801 PayLease Charge	0.00	110.00	-110.00	-100.0 %	0.00	220.00	-220.00	-100.0 %
803 Postage	50.00	100.00	-50.00	-50.0 %	50.00	200.00	-150.00	-75.0 %
10800 Total Administrative	50.00	210.00	-160.00	-76.2 %	50.00	420.00	-370.00	-88.1 %
10900 Taxes / Insurance								
902 Insurance	5,858.50	5,750.00	108.50	1.9 %	11,717.00	11,500.00	217.00	1.9 %
10900 Total Taxes / Insurance	5,858.50	5,750.00	108.50	1.9 %	11,717.00	11,500.00	217.00	1.9 %
TOTAL EXPENSE	14,186.95	15,286.00	-1,099.05	-7.2 %	27,168.07	31,092.00	-3,923.93	-12.6 %
OTHER INCOME								
10100 Unallocated Prepays	-1,116.12	0.00	-1,116.12		1,727.43	0.00	1,727.43	
TOTAL OTHER INCOME	-1,116.12	0.00	-1,116.12		1,727.43	0.00	1,727.43	
OTHER EXPENSE								
9001 Real Estate Holdings	0.00	0.00	0.00		22,265.30	0.00	22,265.30	
TOTAL OTHER EXPENSE	0.00	0.00	0.00		22,265.30	0.00	22,265.30	
NET INCOME	5,770.12	5,374.00	396.12	7.4 %	4,206.88	10,228.00	-6,021.12	-58.9 %
NET INCOME SUMMARY								
Income	21,073.19	20,660.00	413.19	2.0 %	51,912.82	41,320.00	10,592.82	25.6 %
Expense	-14,186.95	-15,286.00	1,099.05	7.2 %	-27,168.07	-31,092.00	3,923.93	12.6 %
Other Income & Expense	-1,116.12	0.00	-1,116.12		-20,537.87	0.00	-20,537.87	
NET INCOME	5,770.12	5,374.00	396.12	7.4 %	4,206.88	10,228.00	-6,021.12	-58.9 %

**Monthly Agenda
February 27, 2018
THE MEADOW ASSOCIATION**

I. Open Meeting

II. Determination of Quorum

III. Approval of Minutes

IV. Financials

a. January 2018

- i. Total Income: \$ 30,648.63
- ii. Total Expense: \$ 12,981.12 + \$22265.30 (sheriff sale purchase)
- iii. Net Income: -\$ 1,563.24 (to include \$3,034.55 in prepaid accounts)

b. January 2018 Reserve Account: \$ 159,716.48

c. January 2018 Operating Account: \$ 56,092.81

d. Collections: \$ 44,181.91 as of 01/31/18 EXH 4.D (\$47,817.96 last month) Discussion in Executive Session

Photo of collection summary

Type	Description	0-30	31-60	61-90	91+	Total
DUES	Dues Charge	2,464.54	0.00	1,165.00	7,109.00	10,738.54
BB	Beginning Balance	0.00	0.00	0.00	19,516.90	19,516.90
NSFFEE	Non-Sufficient Funds Fee	0.00	0.00	45.00	0.00	45.00
LC	Late Charge	385.28	347.32	272.40	1,613.14	2,618.14
INS	Insurance	1,112.55	0.00	519.39	3,039.17	4,671.11
Lien	Lien Filing Fee	0.00	0.00	0.00	26.00	26.00
LEG	Legal Bill Back	2,106.14	1,513.40	0.00	2,696.68	6,316.22
Viol	Violation Fine	0.00	0.00	0.00	250.00	250.00
		6,068.51	1,860.72	2,001.79	34,250.89	44,181.91

0. Liens filed or to be filed:

i. Liens Release:

ii. Still w/counsel:

1. 211 Jason Dr: \$7,931.09 w/ Nash Firm. Foreclosure petition prepared for filing.
2. 1400 Bill Carrol Dr: \$2,620.33 w/ Nash Firm. Account placed on hold. Owner making sizable monthly payments to catch up.
3. 1427 Bill Carrol Dr: Has signed a payment plan. Member has paid \$1,500.00 so far. Member may have made additional payments to the Association.
4. 1435 Bill Carroll: \$6,111.72 w/ Winton Law – Foreclosure working. Court date is 3/14/18
5. 1629 Claudia Dr: \$2,482.95 w/ Nash Firm. Account placed on hold. Owner making sizable monthly payments to catch up.
6. 1637 Glenn Bo Dr: Member has signed payment plan. Member has paid \$1,782 so far towards payment plan.
7. 1639 Glenn Bo Dr: \$18,306.06 w/ Nash Firm. Foreclosure has been concluded and Sherriff Deed returned. Lockout completed 2/21/18.

iii. Sending to legal: 207 Jason Dr

iv. Released: 1639 Glenn Bo. Unit sold to HOA 2/7/2018

V. Old Business

A. Declaration and By-law reorganization – 2nd Amendment from 1998.

- a. Draft was filed with Cleveland County Clerk as part of the Declaration as a Public Notice.
- b. Ratifications are still coming in (EXH 5.A). Need 71 to pass.
- c. 48 executed to date. Need another 25.

b. East perimeter fence

- a. Board agreed to replace with vinyl. Now to decide what type/color

- b. 375.1 feet total fence line
 - 47 8ft panels
 - 62 6ft panels
 - i. Options
 - 1. White 6x8 vinyl pro privacy
 - 2. 6x8 sacramento (spaced) white vinyl
 - 3. 6x8 sacramento (spaced) ivory
 - 4. 6x6 Missouri ivory or tan
 - 5. 6x6 Largo (grey or white)
 - 6. 6x8 Savannah white or grey (appears like a shadowbox but not open)
 - 7. 6x6 shadowbox white
- c. Monthly meeting date modification recommendation
 - a. Management proposes moving to the 3rd week of each month. Tuesday is only day not available for this week.

VI. New Business

- a. Upgrading porch lights to LED to work off a photo cell. Would be considered a capital improvement
 - i. \$32-\$60 light kit (not wholesale)
 - ii. \$25-\$40 install to include switch by-pass
- b. Resale of 1639 Glenn Bo Dr. Previously discussed \$40,000.00 as starting bid to Members only.
[EXH 6.B]

VIOLATIONS: (All attached as Exhibits) DISCUSSION ON HOW TO PROCEED WITH VIOLATIONS TO BE DISCUSSED IN EXECUTIVE SESSION

- d. Home Owner Time
- e. Announcements and Recommendations to Members / Other
- f. Next Meeting: March _____, 2018 @ 7:00pm (without vary from original 27th)
- g. Adjournment

ENTER EXECUTIVE SESSION (if applicable)

Budget Comparison

THE MEADOW HOA

Comparison Periods: 01/01/18 - 01/31/18 and 01/01/17 - 12/31/17 (cash basis)

	Actual 01/01/18 - 01/31/18	Budget 01/18 - 01/18	\$ Change	% Change	Actual YTD 01/01/17 - 12/31/17	Budget YTD 01/17 - 12/17	\$ Change	% Change
INCOME								
10000 INCOME	-9.00	0.00	-9.00		-1,031.25	0.00	-1,031.25	
10002 Homeowner Association Dues	16,409.46	14,740.00	1,669.46	11.3 %	164,913.00	163,680.00	1,233.00	0.8 %
10003 Insurance	7,104.47	5,750.00	1,354.47	23.6 %	67,933.12	73,480.00	-5,546.88	-7.5 %
10004 Late Fee Income	402.51	75.00	327.51	436.7 %	2,088.30	600.00	1,488.30	248.0 %
10005 Gate Key	0.00	0.00	0.00		161.00	70.00	91.00	130.0 %
10007 Interest Income	6.78	5.00	1.78	35.6 %	59.45	50.00	9.45	18.9 %
10008 General Reimbursement	0.00	0.00	0.00		-5.00	0.00	-5.00	
10013 Violation Fines	0.00	50.00	-50.00	-100.0 %	575.00	525.00	50.00	9.5 %
10010 Closing Letters	40.00	40.00	0.00	0.0 %	650.00	260.00	390.00	150.0 %
10020 Other Income	0.00	0.00	0.00		154.00	10.00	144.00	1,440.0 %
10001 Beginning Balance								
4001 Payment Plan	0.00	0.00	0.00		1,050.00	0.00	1,050.00	
10001 Other Beginning Balance	6,297.72	0.00	6,297.72		19,954.76	0.00	19,954.76	
10001 Total Beginning Balance	6,297.72	0.00	6,297.72		21,004.76	0.00	21,004.76	
4000 Interest Income	0.00	0.00	0.00		5.93	0.00	5.93	
10011 Legal Fee Reimbursement	396.69	0.00	396.69		6,764.18	0.00	6,764.18	
TOTAL INCOME	30,648.63	20,660.00	9,988.63	48.3 %	263,272.49	238,675.00	24,597.49	10.3 %
EXPENSE								
10300 Repairs & Maintenance								
308 Paint	0.00	0.00	0.00		302.89	0.00	302.89	
307 Electrical	0.00	0.00	0.00		0.00	250.00	-250.00	-100.0 %
305 Windows & Doors	0.00	0.00	0.00		989.52	0.00	989.52	
303 Materials & Supplies	0.00	500.00	-500.00	-100.0 %	3,360.74	3,910.00	-549.26	-14.0 %
302 Plumbing	0.00	0.00	0.00		9,076.70	1,750.00	7,326.70	418.7 %
301 Contract Labor	0.00	1,000.00	-1,000.00	-100.0 %	8,824.75	28,204.00	-19,379.25	-68.7 %
310 Pest Control	0.00	0.00	0.00		1,500.00	1,700.00	-200.00	-11.8 %
311 Roofing	0.00	2,000.00	-2,000.00	-100.0 %	10,195.25	3,500.00	6,695.25	191.3 %
312 Parking Lot	0.00	0.00	0.00		5,555.00	0.00	5,555.00	
313 Fence Repair/Replacement	0.00	250.00	-250.00	-100.0 %	12,476.25	8,400.00	4,076.25	48.5 %
314 Insurance Repairs	0.00	0.00	0.00		22,480.00	0.00	22,480.00	
315 Mailboxes and Locks	0.00	60.00	-60.00	-100.0 %	55.58	0.00	55.58	
316 Gutter Repairs/Replacements	0.00	0.00	0.00		9,776.75	0.00	9,776.75	
10300 Total Repairs & Maintenance	0.00	3,810.00	-3,810.00	-100.0 %	84,593.43	47,714.00	36,879.43	77.3 %
10400 Swimming Pool								
401 Swimming Pool Labor	0.00	0.00	0.00		5,794.25	4,250.00	1,544.25	36.3 %
402 Swimming Pool Materials	0.00	0.00	0.00		3,433.34	950.00	2,483.34	261.4 %

	Actual 01/01/18 - 01/31/18	Budget 01/18 - 01/18	\$ Change	% Change	Actual YTD 01/01/17 - 12/31/17	Budget YTD 01/17 - 12/17	\$ Change	% Change
403 Licensing/Permits	0.00	0.00	0.00		50.00	100.00	-50.00	-50.0 %
404 Swimming Pool Equipment	0.00	0.00	0.00		1,142.68	450.00	692.68	153.9 %
10400 Other Swimming Pool	0.00	0.00	0.00		292.50	0.00	292.50	
10400 Total Swimming Pool	0.00	0.00	0.00		10,712.77	5,750.00	4,962.77	86.3 %
10500 Grounds								
501 Contract Landscape	2,500.00	2,500.00	0.00	0.0 %	39,042.97	30,000.00	9,042.97	30.1 %
502 In-House Landscape	300.00	400.00	-100.00	-25.0 %	4,634.70	3,600.00	1,034.70	28.7 %
504 Other Contract Landscape	0.00	0.00	0.00		1,632.70	2,000.00	-367.30	-18.4 %
505 Sprinkler Repairs	0.00	0.00	0.00		0.00	300.00	-300.00	-100.0 %
10500 Total Grounds	2,800.00	2,900.00	-100.00	-3.4 %	45,310.37	35,900.00	9,410.37	26.2 %
10600 Legal, Professional Fees								
602 Attorney Fees	1,424.33	500.00	924.33	184.9 %	12,434.48	16,500.00	-4,065.52	-24.6 %
603 Lien Filing Fees	0.00	26.00	-26.00	-100.0 %	143.00	338.00	-195.00	-57.7 %
604 Accounting	0.00	0.00	0.00		0.00	750.00	-750.00	-100.0 %
10600 Other Legal, Professional Fees	330.46	0.00	330.46		983.68	0.00	983.68	
10600 Total Legal, Professional Fees	1,754.79	526.00	1,228.79	233.6 %	13,561.16	17,588.00	-4,026.84	-22.9 %
11000 Capitol Expenses								
1104 Flooring Replacement	0.00	0.00	0.00		1,864.48	0.00	1,864.48	
1106 Windows & Siding	0.00	0.00	0.00		544.23	0.00	544.23	
1110 Parking Lot	0.00	0.00	0.00		2,200.00	0.00	2,200.00	
1111 Fence / Gate	257.27	0.00	257.27		8,140.00	0.00	8,140.00	
11000 Total Capitol Expenses	257.27	0.00	257.27		12,748.71	0.00	12,748.71	
10700 Utilities								
701 Electric	401.28	425.00	-23.72	-5.6 %	6,408.07	4,200.00	2,208.07	52.6 %
702 Telephone/Internet	223.60	225.00	-1.40	-0.6 %	2,600.30	2,500.00	100.30	4.0 %
703 Gas And Propane	43.47	0.00	43.47		502.27	360.00	142.27	39.5 %
704 Water And Sewer Utility	88.98	60.00	28.98	48.3 %	882.23	2,700.00	-1,817.77	-67.3 %
706 Trash Removal	0.00	0.00	0.00		824.08	0.00	824.08	
10700 Total Utilities	757.33	710.00	47.33	6.7 %	11,216.95	9,760.00	1,456.95	14.9 %
10200 Management								
201 Management Fees	1,547.23	1,900.00	-352.77	-18.6 %	16,989.67	16,790.00	199.67	1.2 %
10200 Total Management	1,547.23	1,900.00	-352.77	-18.6 %	16,989.67	16,790.00	199.67	1.2 %
5100 Other Expense								
5101 Other Mgmt Exp (set up)	0.00	0.00	0.00		520.00	800.00	-280.00	-35.0 %
5100 Other Other Expense	6.00	0.00	6.00		973.95	1,000.00	-26.05	-2.6 %
5100 Total Other Expense	6.00	0.00	6.00		1,493.95	1,800.00	-306.05	-17.0 %
10800 Administrative								
801 PayLease Charge	0.00	110.00	-110.00	-100.0 %	0.00	0.00	0.00	
802 Social Expenditure	0.00	0.00	0.00		0.00	150.00	-150.00	-100.0 %
803 Postage	0.00	100.00	-100.00	-100.0 %	1,532.11	282.00	1,250.11	443.3 %

	Actual 01/01/18 - 01/31/18	Budget 01/18 - 01/18	\$ Change	% Change	Actual YTD 01/01/17 - 12/31/17	Budget YTD 01/17 - 12/17	\$ Change	% Change
804 Advertising	0.00	0.00	0.00		541.85	0.00	541.85	
805 Copies / Publications	0.00	0.00	0.00		3,119.81	218.00	2,901.81	1,331.1 %
806 Office Supplise	0.00	0.00	0.00		29.33	120.00	-90.67	-75.6 %
10800 Other Administrative	0.00	0.00	0.00		297.50	0.00	297.50	
10800 Total Administrative	0.00	210.00	-210.00	-100.0 %	5,520.60	770.00	4,750.60	617.0 %
10900 Taxes / Insurance								
902 Insurance	5,858.50	5,750.00	108.50	1.9 %	69,005.00	75,144.00	-6,139.00	-8.2 %
10900 Total Taxes / Insurance	5,858.50	5,750.00	108.50	1.9 %	69,005.00	75,144.00	-6,139.00	-8.2 %
6001 Printing & Publication	0.00	0.00	0.00		300.63	0.00	300.63	
TOTAL EXPENSE	12,981.12	15,806.00	-2,824.88	-17.9 %	271,453.24	211,216.00	60,237.24	28.5 %
OTHER INCOME								
10100 Unallocated Prepays	3,034.55	0.00	3,034.55		3,149.97	0.00	3,149.97	
TOTAL OTHER INCOME	3,034.55	0.00	3,034.55		3,149.97	0.00	3,149.97	
OTHER EXPENSE								
9000 Reserve Transfer	0.00	0.00	0.00		0.00	21,600.00	-21,600.00	-100.0 %
9001 Real Estate Holdings	22,265.30	0.00	22,265.30		0.00	0.00	0.00	
TOTAL OTHER EXPENSE	22,265.30	0.00	22,265.30		0.00	21,600.00	-21,600.00	-100.0 %
NET INCOME	-1,563.24	4,854.00	-6,417.24	-132.2 %	-5,030.78	5,859.00	-10,889.78	-185.9 %
NET INCOME SUMMARY								
Income	30,648.63	20,660.00	9,988.63	48.3 %	263,272.49	238,675.00	24,597.49	10.3 %
Expense	-12,981.12	-15,806.00	2,824.88	17.9 %	-271,453.24	-211,216.00	-60,237.24	28.5 %
Other Income & Expense	-19,230.75	0.00	-19,230.75		3,149.97	-21,600.00	24,749.97	114.6 %
NET INCOME	-1,563.24	4,854.00	-6,417.24	-132.2 %	-5,030.78	5,859.00	-10,889.78	-185.9 %

Balance Sheet

All Properties
As of 01/31/18 (cash basis)

ASSETS

Bank Account	
1000 The Meadows	56,092.81
1001 The Meadows Reserve	<u>159,716.48</u>
Total Bank Account	215,809.29
Accounts Receivable	
40011 Utility Reimbursement	<u>-127.89</u>
Total Accounts Receivable	-127.89
Other Current Asset	
1100 Undeposited Funds	<u>1,349.66</u>
Total Other Current Asset	<u>1,349.66</u>
TOTAL ASSETS	<u><u>217,031.06</u></u>

LIABILITIES & EQUITY

Equity	
3000 Net Income	-1,563.24
3001 Retained Earnings	<u>218,594.30</u>
Total Equity	<u>217,031.06</u>
TOTAL LIABILITIES & EQUITY	<u><u>217,031.06</u></u>

Bank Reconciliation Report

The Meadows

Reconciled on: 01/31/18

Deposits

Date	Ref #	Details	Amount
12/14/17	D414	Bank Deposit	1,008.00
12/14/17	D415	Bank Deposit	191.00
12/15/17	D417	Bank Deposit	810.47
12/21/17	D421	Bank Deposit	191.00
01/02/18	D428	Bank Deposit	4,015.17
01/02/18	D496	Bank Deposit	413.00
01/03/18	D429	Bank Deposit	579.00
01/04/18	D430	Bank Deposit: epay	382.00
01/05/18	D431	Bank Deposit	6,931.72
01/05/18	D432	Bank Deposit: epay	1,296.00
01/05/18	D433	Bank Deposit: epay	964.56
01/06/18	D434	Bank Deposit: epay	191.00
01/06/18	D435	Bank Deposit: epay	191.00
01/06/18	D436	Bank Deposit	388.78
01/08/18	D437	Bank Deposit	382.00
01/08/18	D438	Bank Deposit	1,528.00
01/09/18	D439	Bank Deposit: epay	382.00
01/09/18	D440	Bank Deposit	903.00
01/10/18	D441	Bank Deposit: epay	389.00
01/10/18	D442	Bank Deposit: epay	200.00
01/11/18	D443	Bank Deposit	391.00
01/12/18	D445	Bank Deposit: epay	191.00
01/13/18	D444	Bank Deposit	1,162.05
01/18/18	D446	Bank Deposit	573.00
01/18/18	D447	Bank Deposit	1,500.00
01/18/18	D448	Bank Deposit: epay	191.00
01/18/18	D449	Bank Deposit: epay	1,191.00
01/19/18	D450	Bank Deposit	191.00
01/22/18	D451	Bank Deposit	564.00
01/23/18	D452	Bank Deposit	2,292.00
01/26/18	D455	Bank Deposit: epay	191.00
01/26/18	D456	Bank Deposit: epay	750.00
01/29/18	D457	Bank Deposit: epay	187.36
01/31/18	D461	Bank Deposit: epay	382.00
			31,093.11

Payments

Date	Ref #	Details	Amount
11/22/17	1213	"A" Guttering Company, LLC	45.00
12/12/17	1228	Joe's Sod Farm	1,440.00
12/27/17	1230	Oklahoma HOA Partners, LLC	55.00
01/03/18	ach	AT&T	105.53
01/04/18	EFT	State Farm Insurance	5,858.50
01/10/18	ACH	OG&E	19.54
01/10/18	ACH	OG&E	27.93
01/10/18	ACH	OEC	294.23
01/10/18	ACH	OEC	59.58
01/10/18	ACH	City of Norman	42.64
01/10/18	1231	Nash, Cohenour, Kelley & Giessmann, PC	1,424.33

Date	Ref #	Details	Amount
01/10/18	1232	ONG	21.46
01/10/18	1233	Oklahoma HOA Partners, LLC	97.50
01/10/18	1234	Midwest Landscape, Inc	2,500.00
01/17/18	ACH	City of Norman	7.50
01/17/18	ACH	City of Norman	38.84
01/17/18	ACH	AT&T	67.53
01/17/18	1235	HomeDepot	257.27
01/17/18	1236	Oklahoma HOA Partners, LLC	55.00
01/17/18	1237	Oklahoma HOA Partners, LLC	1,547.23
01/23/18	ACH	AT&T	50.54
01/31/18	EFT	First Citizens Bank	6.00
			14,021.15

Outstanding Deposits

Date	Ref #	Details	Amount
01/25/18	D453	Bank Deposit	191.00
01/26/18	D454	Bank Deposit	401.10
01/29/18	D458	Bank Deposit	955.00
01/30/18	D459	Bank Deposit	1,150.00
01/31/18	D460	Bank Deposit	386.00
01/31/18	D462	Bank Deposit	191.00
01/31/18	D463	Bank Deposit	573.00
01/31/18	D464	Bank Deposit	573.00
			4,420.10

Outstanding Payments

Date	Ref #	Details	Amount
03/10/17	eft	ONG	66.61
03/28/17	ACH	ONG	68.15
04/26/17	1060	ONG	90.96
05/17/17	1076	Kathryn A Kellog	40.00
10/11/17	ACH	OEC	258.46
10/25/17	ACH	OEC	290.84
11/02/17	1198	Cleveland County Court Clerk	13.00
01/17/18	1238	Cleveland County Court Clerk	22,265.30
01/24/18		Oklahoma HOA Partners, LLC	67.50
01/30/18	1239	Nash, Cohenour, Kelley & Giessmann, PC	330.46
01/30/18	1240	ONG	22.01
01/30/18	1241	Oklahoma HOA Partners, LLC	80.00
			23,593.29

Summary

Previous Cleared Balance:	58,194.04
+ Selected Deposits	31,093.11
- Selected Payments	14,021.15
Reconciled Balance:	75,266.00
Goal:	75,266.00
Difference:	0.00

Reconciled Balance	75,266.00
+ Uncleared Deposits	4,420.10
- Outstanding Checks	23,593.29
Register Balance	56,092.81



*See attached
our deposit is correct!*

 IM
 214

000001747 FCBTSTM4020118071956 01 000000

THE MEADOW ASSOCIATION INC
7220 S WESTERN AVE STE 103
OKLAHOMA CITY OK 73139-2006


*(12) 2-11-18
MAD*

Your Account(s) At A Glance	
Checking Balance	75,266.00+

Statement Period: January 1, 2018 Thru January 31, 2018

Account Number: 009860097181


Basic Business Checking

Account Number: 009860097181

Enclosures In Statement: 0

Beginning Balance	58,194.04+	Statement Period Days	31
19 Deposits	24,014.49+	Average Ledger Balance	71,301.00+
15 Other Credits	7,078.92+		
10 Checks	7,442.79-		
13 Other Debits	6,578.66-		
Monthly Service Charge	0.00		
Ending Balance	75,266.00+		

5116041

Deposits To Your Account

Date	Amount	Date	Amount	Date	Amount
01-02	1,008.00 ✓	01-10	6,931.72 ✓	01-22	573.00 ✓
01-02	191.00 ✓	01-10	388.78 ✓	01-22	1,500.00 ✓
01-02	810.47 ✓	01-10	382.00 ✓	01-24	191.00 ✓
01-02	413.30 ✓	01-10	1,528.00 ✓	01-24	564.00 ✓
01-03	4,015.17 ✓	01-10	903.00 ✓	01-24	2,292.00 ✓
01-03	579.00 ✓	01-11	391.00 ✓		
01-04	191.00 ✓	01-16	1,162.05 ✓		

Other Credits To Your Account

Date	Description	Amount
01-04	Paylease.Com Credit ****6419	382.00 ✓
01-05	Paylease.Com Credit ****9850	1,296.00 ✓
01-05	Paylease.Com Credit ****5603	964.56 ✓
01-08	Paylease.Com Credit ****9526	191.00 ✓
01-08	Paylease.Com Credit ****7786	191.00 ✓
01-09	Paylease.Com Credit ****5667	382.00 ✓
01-11	Paylease.Com Credit ****7376	389.00 ✓
01-11	Paylease.Com Credit ****7711	200.00 ✓
01-16	Paylease.Com Credit ****7010	191.00 ✓
01-19	Paylease.Com Credit ****2823	191.00 ✓
01-19	Paylease.Com Credit ****3404	1,191.00 ✓
01-26	Paylease.Com Credit ****7265	191.00 ✓
01-26	Paylease.Com Credit ****4073	750.00 ✓
01-29	Paylease.Com Credit ****7294	187.36 ✓
01-31	Paylease.Com Credit ****7829	382.00 ✓

Total

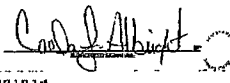
7,078.92


 Direct Customer Inquiry Calls To
 FIRST CITIZENS DIRECT
 Telephone Banking At 1-888-323-4732.

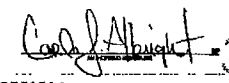


Statement Period: January 1, 2018 Thru January 31, 2018

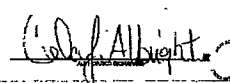
Account Number: 009860097181

THE MEADOW HOMEOWNERS ASSOCIATION OPERATING ACCOUNT 8823 S. SANTA FE AVENUE 405-677-8118	FIRST CITIZENS EDMOND, OKLAHOMA	001213
DATE	AMOUNT	
11/22/17	\$45.00	
FORTY FIVE DOLLARS AND 00/100		
PAY TO THE ORDER OF		
A GUTTERING COMPANY, LLC Moore, OK 73180 405-641-4385		
		
⑆001213⑆ ⑆103089834⑆009860097181⑆		

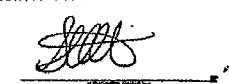
Chk# 1213 \$45.00

THE MEADOW HOMEOWNERS ASSOCIATION OPERATING ACCOUNT 8823 S. SANTA FE AVENUE 405-677-8118	FIRST CITIZENS EDMOND, OKLAHOMA	001228
DATE	AMOUNT	
12/12/17	\$1,440.00	
ONE THOUSAND FOUR HUNDRED FORTY DOLLARS AND 00/100		
PAY TO THE ORDER OF		
JOES SOD FARM 15200 S. Drexel Oklahoma City, OK 73170		
		
⑆001228⑆ ⑆103089834⑆009860097181⑆		


Chk# 1228 \$1,440.00

THE MEADOW HOMEOWNERS ASSOCIATION OPERATING ACCOUNT 8823 S. SANTA FE AVENUE 405-677-8118	FIRST CITIZENS EDMOND, OKLAHOMA	001230
DATE	AMOUNT	
12/27/17	\$55.00	
FIFTY FIVE DOLLARS AND 00/100		
PAY TO THE ORDER OF		
OKLAHOMA HOA PARTNERS, LLC 7220 S Western Ave Suite 103 Oklahoma City, OK 73139		
		
⑆001230⑆ ⑆103089834⑆009860097181⑆		


Chk# 1230 \$55.00

THE MEADOW HOMEOWNERS ASSOCIATION OPERATING ACCOUNT 8823 S. SANTA FE AVENUE 405-677-8118	FIRST CITIZENS EDMOND, OKLAHOMA	001231
DATE	AMOUNT	
01/10/18	\$1,424.33	
ONE THOUSAND FOUR HUNDRED TWENTY FOUR DOLLARS AND 33/100		
PAY TO THE ORDER OF		
NASH, COHENOUR, KELLEY & GIESMANN, PC 4101 Perimeter Center Drive Oklahoma City, OK 73112		
		
⑆001231⑆ ⑆103089834⑆009860097181⑆		

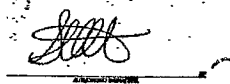
Chk# 1231 \$1,424.33

THE MEADOW HOMEOWNERS ASSOCIATION OPERATING ACCOUNT 8823 S. SANTA FE AVENUE 405-677-8118	FIRST CITIZENS EDMOND, OKLAHOMA	001232
DATE	AMOUNT	
01/10/18	\$21.46	
TWENTY ONE DOLLARS AND 46/100		
PAY TO THE ORDER OF		
ONG		
		
⑆001232⑆ ⑆103089834⑆009860097181⑆		

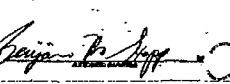
Chk# 1232 \$21.46

THE MEADOW HOMEOWNERS ASSOCIATION OPERATING ACCOUNT 8823 S. SANTA FE AVENUE 405-677-8118	FIRST CITIZENS EDMOND, OKLAHOMA	001233
DATE	AMOUNT	
01/10/18	\$97.50	
NINETY SEVEN DOLLARS AND 50/100		
PAY TO THE ORDER OF		
OKLAHOMA HOA PARTNERS, LLC 7220 S Western Ave Suite 103 Oklahoma City, OK 73139		
		
⑆001233⑆ ⑆103089834⑆009860097181⑆		

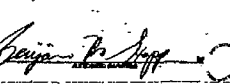
Chk# 1233 \$97.50

THE MEADOW HOMEOWNERS ASSOCIATION OPERATING ACCOUNT 8823 S. SANTA FE AVENUE 405-677-8118	FIRST CITIZENS EDMOND, OKLAHOMA	001234
DATE	AMOUNT	
01/10/18	\$2,500.00	
TWO THOUSAND FIVE HUNDRED DOLLARS AND 00/100		
PAY TO THE ORDER OF		
MIDWEST LANDSCAPE, INC 415 N. Mitchell Terrace Mustang, OK 73064		
		
⑆001234⑆ ⑆103089834⑆009860097181⑆		

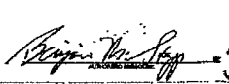
Chk# 1234 \$2,500.00

THE MEADOW HOMEOWNERS ASSOCIATION OPERATING ACCOUNT 8823 S. SANTA FE AVENUE 405-677-8118	FIRST CITIZENS EDMOND, OKLAHOMA	001235
DATE	AMOUNT	
01/17/18	\$55.00	
FIFTY FIVE DOLLARS AND 00/100		
PAY TO THE ORDER OF		
OKLAHOMA HOA PARTNERS, LLC 7220 S Western Ave Suite 103 Oklahoma City, OK 73139		
		
⑆001235⑆ ⑆103089834⑆009860097181⑆		

Chk# 1235 \$257.27

THE MEADOW HOMEOWNERS ASSOCIATION OPERATING ACCOUNT 8823 S. SANTA FE AVENUE 405-677-8118	FIRST CITIZENS EDMOND, OKLAHOMA	001236
DATE	AMOUNT	
01/17/18	\$55.00	
FIFTY FIVE DOLLARS AND 00/100		
PAY TO THE ORDER OF		
OKLAHOMA HOA PARTNERS, LLC 7220 S Western Ave Suite 103 Oklahoma City, OK 73139		
		
⑆001236⑆ ⑆103089834⑆009860097181⑆		

Chk# 1236 \$55.00

THE MEADOW HOMEOWNERS ASSOCIATION OPERATING ACCOUNT 8823 S. SANTA FE AVENUE 405-677-8118	FIRST CITIZENS EDMOND, OKLAHOMA	001237
DATE	AMOUNT	
01/17/18	\$1,547.23	
ONE THOUSAND FIVE HUNDRED FORTY SEVEN DOLLARS AND 23/100		
PAY TO THE ORDER OF		
OKLAHOMA HOA PARTNERS, LLC 7220 S Western Ave Suite 103 Oklahoma City, OK 73139		
		
⑆001237⑆ ⑆103089834⑆009860097181⑆		

Chk# 1237 \$1,547.23

Bank Reconciliation Report

The Meadows Reserve

Reconciled on: 01/31/18

Deposits

Date	Ref #	Details	Amount
01/31/18	J13	Journal	6.78
			6.78

Summary

Previous Cleared Balance:	159,709.70
+ Selected Deposits	6.78
- Selected Payments	0.00
Reconciled Balance:	159,716.48
Goal:	159,716.48
Difference:	0.00

Reconciled Balance	159,716.48
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	159,716.48



Central Bank Operations - DAC02
P.O. Box 27131
Raleigh, NC 27611-7131

ZE
214

23501
THE MEADOW ASSOCIATION INC
7220 S WESTERN AVE STE 103
OKLAHOMA CITY OK 73139-2006

Your Account(s) At A Glance	
Savings Balance	159,716.48+

Statement Period: January 1, 2018 Thru January 31, 2018

Account Number : 009860070536



Premium Money Market Savings

Account Number : 009860070536

Enclosures In Statement: 0

Beginning Balance	159,709.70+	Statement Period Days	31
0 Deposits	0.00	Average Collected Balance	159,709.00+
0 Other Credits	0.00	Interest Rate on Statement Day	0.05%
Interest Earned This Period	6.78+	Total Interest Earned YTD	6.78+
0 Checks	0.00		
0 Other Debits	0.00		
Monthly Service Charge	0.00		
Ending Balance	159,716.48+		

Other Credits And Interest To Your Account

<u>Date</u>	<u>Description</u>	<u>Amount</u>
01-31	Interest	6.78
	Total	6.78

Daily Balance Summary

<u>Date</u>	<u>Balance</u>
01-31	159,716.48+



Direct Customer Inquiry Calls To
FIRST CITIZENS DIRECT
Telephone Banking At 1-888-323-4732.

THE MEADOW ASSOCIATION, INC.

1620 GLENN BO, NORMAN, OK 73071 405-321-2991

AGENDA FOR TUESDAY JANUARY 23, 2018 BOARD OF DIRECTORS MEETING

I. **Open Meeting**

Ben called meeting to order at 7:04pm

II. **Determination of Quorum**

Board members: Ben Stapp, Carla Albright, Pat Keithley

Homeowners: M.S. Milliken

Management: Samantha James

III. **Approval of Minutes**

Carla motions to approve December minutes

Pat seconds

Motion Passes

IV. **Financials**

a. **DECEMBER 17**

i. Total Income: \$22,103.28

ii. Total Expense: \$15,632.32

iii. Net Income: \$ 4,612.00 (to include -\$1,858.96 in prepaid accounts)

b. **DECEMBER 17** Reserve Account: \$159,709.70

c. **DECEMBER 17** Operating Account: \$58,439.79

d. **Collections:** \$47,817.96 as of 12/31/17 **EXH 4.D** (\$59,326.72 last month) Discussion in Executive Session

Photo of collection summary

Type	Description	0-30	31-60	61-90	91+	Total
DUES	Dues Charge	3,405.63	1,742.00	0.00	7,546.86	12,694.49
BB	Beginning Balance	0.00	0.00	0.00	20,491.90	20,491.90
NSFFEE	Non-Sufficient Funds Fee	0.00	45.00	0.00	0.00	45.00
LC	Late Charge	809.84	0.00	283.46	1,583.85	2,677.15
INS	Insurance	1,621.23	748.42	0.00	3,249.93	5,619.58
Lien	Lien Filing Fee	0.00	0.00	0.00	26.00	26.00
LEG	Legal Bill Back	1,891.54	0.00	198.00	3,954.30	6,013.84
Viol	Violation Fine	0.00	0.00	0.00	250.00	250.00
		7,698.24	2,535.42	481.46	37,102.84	47,817.96

Ben asks for motion to approve financials

Pat so motions

Carla seconds

Motion passes

0. Liens filed or to be filed: 1420 Bill Carrol

i. Liens Release: 217 Jason Dr.

ii. Still w/counsel:

1. 211 Jason Dr: \$7,645.09 w/ Nash Firm. Foreclosure petition prepared for filing.
2. 217 Justin Dr: \$3,154.74 w/ Nash Firm. Small claims lawsuit filed 12/4/17
3. 1400 Bill Carrol Dr: \$3,317.80 w/ Nash Firm. Second demand letter has been sent. No correspondence received. VOTE REQUESTED TO FILE LAWSUIT
4. 1435 Bill Carroll: \$6,050.04 w/ Winton Law – Owner was personally served the Summons, Petition and Entry of Appearance documents on 10/3. Owner had 20 days from that date to respond. No response received – moving forward with case.
5. 1629 Claudia Dr: \$2,459.07 w/ Nash Firm. Original demand letter sent October 25, 2017. No response has been received. VOTE REQUESTED FOR LAWSUIT TO BE FILED

- 6. 1639 Glenn Bo Dr: \$17,170.16 w/ Nash Firm. Property sold to association for \$40K. Last step is to have sale confirmed by the court which is scheduled for hearing 2/7/18.
- iii. Sending to legal: 207 Jason Dr
- iv. Released: 1427 Bill Carroll – paid in full

V. Old Business

- A. Declaration and By-law reorganization – 2nd Amendment from 1998.
 - a. Draft was filed with Cleveland County Clerk as part of the Declaration as a Public Notice.
 - b. Ratifications are still coming in (EXH 5.A). Need 71 to pass.
 - c. 42 executed to date. Need another 29.
 - b. East perimeter fence
 - a. Vinyl, pine or Japanese cedar
 - i. Waiting on warmer weather for replacement
- Board tabling color choice until February meeting.

VI. New Business

- a. 1636 Glenn Bo – requesting Board seat
 - i. Member did not attend meeting; holding vote until February meeting
- b. Monthly meeting date modification recommendation
 - i. Management proposes moving to the 3rd week of each month. Tuesday is only day not available for this week.
 - ii. Holding vote until February meeting

VIOLATIONS: (All attached as Exhibits) DISCUSSION ON HOW TO PROCEED WITH VIOLATIONS TO BE DISCUSSED IN EXECUTIVE SESSION

- c. Home Owner Time
- d. Announcements and Recommendations to Members / Other
- e. Next Meeting: February 27, 2018 @ 7:00pm
- f. Adjournment
 - Pat motions to adjourn at 7:45p
 - Carla Seconds
 - Motion passes

ENTER EXECUTIVE SESSION (if applicable)