

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
MONDAY, MARCH 10, 2003**

**CALL TO ORDER:** Walter Rugh called the meeting to order at 7:00 p.m.

**ATTENDANCE TAKEN:** Walter Rugh, Maurice Trabout, Rodg Gerhardt, Thelma Bikulcius, Debbie Wallace, Jack Dodd and Jay Blount. Lisa Bloomer represented Complete Property Management Group, Inc. D.B.A. Management Plus Realty Service.

**APPROVAL OF MINUTES:** The Board of Trustees approved the Minutes of the February 11, 2003 Board of Trustees Meeting.

**COMMITTEE REPORTS:**

Architectural Committee:

- a.) **FINAL WARNING – FLOWER BOXES WILL BE REMOVED AND DISPOSED OF BY MANAGEMENT PLUS IF THEY ARE STILL ATTACHED TO THE BUILDING**

HOMEOWNERS AND RESIDENTS ARE REMINDED THAT FLOWER BOXES MUST BE APPROVED BY THE BOARD BEFORE THEY ARE INSTALLED OR ATTACHED TO THE BUILDINGS. FLOWER BOXES CANNOT BE ATTACHED TO THE BUILDING OR SIDING. **ANYONE THAT HAS A FLOWER BOX ATTACHED TO THE BUILDING OR SIDING – MUST HAVE IT REMOVED IMMEDIATELY.** The Board has authorized Management Plus to remove and dispose of any flower boxes attached to the buildings. Homeowners that are in violation are responsible for any repairs to the buildings due to the flower boxes.

**MANAGEMENT REPORT:** The Board approved the management report as written. Balance in the checking account as of February 28, 2003 was \$19,974.23. The balance in the reserve account as of February 28, 2003 was \$72,458.15. The Board reviewed the past due report and the prepaid report. Mr. Blount agreed to talk to one of the past due homeowners regarding the past due account. If the account is not brought current immediately the Board will have no choice but to file a lien. The Board approved the payment of the invoices submitted by Management Plus.

**OLD/NEW BUSINESS:**

- a.) **Storm Damage:** The Board agreed to hire MVM and work with the insurance company on the claim. The contractor will be back on the property when the weather improves.
- b.) **Tree Trimming:** Management Plus is to solicit bids for the trimming of trees away from the buildings, gutters and downspouts when the weather improves.
- c.) **Termites:** If you notice any termites, please contact Management Plus at 772-2570 ext 12 or send in a service request form to [Lisa@mprs.net](mailto:Lisa@mprs.net) or by fax at 513-326-2554. Ace Exterminating will be handling any new treatments of the Sentricon system.
- d.) **Garage Doors:** AE Door Company has been hired to install maintenance free garage doors on buildings 100 – 500 that have not already been replaced. Please contact AE Door directly to schedule the installation of your garage door. During the installation of the new garage door the homeowner can schedule the replacement of the garage door opener at their sole expense. Management Plus provided a bid from AE Door Company to replace the garage doors at buildings 600-900 and the Board agreed to table this matter. The Board did request that Management Plus get a bid from AE Door Company for the garage doors in buildings 1000-1300. During the walk through the Board will look at the doors for buildings 600-1300 to determine which doors should be replaced in 2003. AE Door – 513-742-1984.

- e.) Review and tax return for 2002: The Board hired Flagel, Huber, Flagel & Co.
- f.) Porches 800: Management Plus provided a proposal from Jeffrey Allen Corporation. The Board would like to see additional bids, if possible.
- g.) Interior water inspections – water bills high. If you would like to have your unit inspected, please contact Management Plus at 772-2570 ext. 12, 326-2554 by fax or by e-mail at [Lisa@mprs.net](mailto:Lisa@mprs.net). Recommendations – Please do not run the water while brushing your teeth. A water saving shower head is recommended.
- h.) Service Requests: If you are having any service needs, please use a service request form and forward it to Management Plus Realty Service either by mail, fax or e-mail. If you do not have a service request form you may send a note. All service requests (except for true emergencies) must be in writing.
- i.) Insurance: Homeowners are reminded that the insurance deductible for 2003 will also be a minimum of \$1,000.00. Homeowners are responsible for any and all insurance deductibles. Please be sure that you have adequate insurance coverage. Please be sure that you have loss assessment coverage in a minimum amount of \$1,000.00. Additional riders are recommended with your homeowner's insurance policy. Please check with your insurance agent to be sure you have adequate protection.
- j.) Cable update building 1300: Dr. Rugh agreed to work with the cable company on this issue.
- k.) Exterior Painting for 2003: The Board hired Sam Hickman Painting for the exterior painting of buildings 100 – 900.
- l.) Parking: At the Annual Meeting the annual parking lottery was held. The parking lottery is held each year at the annual meeting for the three parking spaces out front of the community. The parking spaces are for the homeowners that were awarded the spots in the lottery unless they allow someone else to park in there spot. The parking spots are only good for one year. You do not get to keep the parking space until you sell. It is an annual parking lottery and it is held at each annual meeting. The vehicles parked in these spots must be in good running and operating condition, they must be insured and have current license plates.

This year the parking spots were awarded to 203, 302 and 1303. The Board has assigned the parking spaces as follows: Unit #203 is awarded parking space "A", Unit #302 is awarded parking space "B", and Unit 1303 is awarded parking space "C". If you permit someone else or another unit to use the assigned parking lottery space – please send written notification to Management Plus at 285 Northland Boulevard Cincinnati, Ohio 45246, by e-mail to [Lisa@mprs.net](mailto:Lisa@mprs.net) or by fax at 513-326-2554.

- m.) Maintenance Activity: The Board would like to continue tracking maintenance done by Management Plus. Management Plus gave each Board Member a notebook in order to keep copies of the maintenance invoices. Each month Management Plus will supply a copy of the maintenance invoices for each Board Member to place in the notebook. This way each Board Member can track the maintenance activity in the manner they wish to track it – by unit, by month, by problem, etc.
- n.) 1000 Building Shakes: Sandra Sanker from the 1000 building requested that the Board replace the shake shingles on building 1000. The Board authorized Management Plus to solicit a bid from Better Home Products. Building 1000 is part of the insurance claim and additional repairs will be done when the weather improves.
- o.) Ivy front of Building 200: The Board requested that Management Plus contact Shayler Creek and ask that the ivy be maintained, cut back, weeded and the leaves cleaned up from the area. The Board would like to see all areas that have ivy cleaned up by the landscaper.
- p.) Exterior Lighting: The Board suggests that each homeowner leave on your front and rear porch lights to help with the exterior lighting.

- q.) Selling your unit: Please keep in mind that the Association is not a party to your sales agreement. If any work is a contingency in your sales agreement you the seller are agreeing to pay for and have this work done. Prior to having any work done in the limited or common area it must first be approved by the Board. A homeowner **cannot** agree that the Association will do work contingent in your sales agreement. A homeowner cannot commit for the Association. If your buyer wants work done and you agree to it (you agree to pay for it and take care of it – with Board approval). Be very careful in agreeing to take care of items that are not your responsibility or obligation. You as a homeowner cannot agree or authorize repairs, replacements, or expenditures for the Association.

Do **not** agree to take care of any Association related items. If something is needed or wanted at your unit, that could be an Association expense, please send in a service request form. It is the Board's decision to act on this expenditure and when to act on this expenditure – not the homeowner. We cannot guarantee that any specific item that is a cost of the Association will be taken care of prior to any closing. The two (Association maintenance and your closing) are NOT related in any manner.

- r.) Trash on the common grounds: If you notice any trash on the common property – please pick it up.
- s.) THE SECOND INSTALLMENT OF THE ADDITIONAL FUNDING OF THE RESERVE ACCOUNT FOR 2003 IS DUE JULY 1, 2003.
- t.) Management Plus – emergency phone number – 513-618-8166.  
Office phone number - 513-772-2570  
Lisa Bloomer – ext. 12 (Lisa@mprs.net)  
Vivian Berry – ext. 13  
Karin Nixon – ext 10  
Fax number – 513-326-2554  
Office address – 285 Northland Boulevard Cincinnati, Ohio 45246

**If Lisa Bloomer is not available – please speak with Vivian Berry or Karin Nixon**

If you would like for Lisa Bloomer to give you a returned phone call – please leave a voice mail message on her voice mail – 772-2570 ext. 12.

**ADJOURNMENT:** With no further business to discuss the meeting adjourned at 8:30 p.m. The next Board Meeting is scheduled for April 14, 2003. The next Board Meeting will be held in the home of Debbie Wallace.

**Montgomery Meadows HOA**  
**GENERAL FUNDS STATEMENT**  
 Period: 02/01/03 to 02/28/03

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>							
06310 Assessment Income	7,070.00	8,695.00	(1,625.00)	16,060.00	17,390.00	(1,330.00)	104,340.00
06335 Additional Funding to Reserves	1,720.00	.00	1,720.00	15,350.00	23,500.00	(8,150.00)	23,500.00
06340 Late Fee Income	30.00	.00	30.00	120.00	.00	120.00	.00
<b>TOTAL INCOME:</b>	<b>8,820.00</b>	<b>8,695.00</b>	<b>125.00</b>	<b>31,530.00</b>	<b>40,890.00</b>	<b>(9,360.00)</b>	<b>127,840.00</b>
<b>EXPENSES:</b>							
07010 Management Fees	611.00	611.00	.00	1,222.00	1,222.00	.00	7,332.00
07140 Accounting Fees	.00	.00	.00	.00	.00	.00	1,500.00
07160 Legal Fees	.00	54.00	54.00	.00	108.00	108.00	650.00
07260 Postage & Copies	120.00	150.00	30.00	170.25	300.00	129.75	1,800.00
07280 Insurance General	922.30	801.00	(121.30)	2,760.90	1,605.00	(1,155.90)	9,615.00
07300 Miscellaneous General	.00	20.00	20.00	.00	40.00	40.00	250.00
07320 Property Tax	24.50	.00	(24.50)	24.50	25.00	.50	50.00
07340 Federal Income Tax	.00	.00	.00	.00	300.00	300.00	300.00
08910 Electricity	167.08	141.00	(26.08)	312.56	282.00	(30.56)	1,700.00
08930 Water & Sewer	.00	.00	.00	.00	.00	.00	18,000.00
09110 Building Maintenance	72.93	1,250.00	1,177.07	1,393.93	2,500.00	1,106.07	15,000.00
09610 Lawn Maintenance	1,763.15	1,833.00	69.85	1,763.15	3,670.00	1,906.85	22,000.00
09700 Trash Removal	481.75	482.00	.25	963.50	963.00	(.50)	5,781.00
09800 Snow Removal	1,545.24	1,000.00	(545.24)	1,545.24	2,000.00	454.76	3,500.00
09910 Reserves	1,405.00	1,405.00	.00	2,812.00	2,812.00	.00	16,862.00
09930 Additional Funding to Reserves	.00	.00	.00	.00	23,500.00	23,500.00	23,500.00
<b>TOTAL EXPENSES:</b>	<b>7,112.95</b>	<b>7,747.00</b>	<b>634.05</b>	<b>12,968.03</b>	<b>39,327.00</b>	<b>26,358.97</b>	<b>127,840.00</b>
<b>EXCESS RECPT OVER DISBSMT</b>	<b>1,707.05</b>	<b>948.00</b>	<b>759.05</b>	<b>18,561.97</b>	<b>1,563.00</b>	<b>16,998.97</b>	<b>.00</b>
=====							

PREVIOUS BALANCE 01/31/03    \$18,267.18  
 EXCESS RECPT OVER DISBSMT    \$ 1,707.05  
 CASH IN BANK 02/28/03        \$19,974.23

**MONTGOMERY MEADOWS  
RESERVE SUMMARY  
February 28, 2003**

Expense Category	Beginning Bal.	Transfer In	Withdrawals	Ending Bal.	YTD Transfer In	YTD Withdrawals
Road Resurface	0.00			0.00	0.00	0.00
Seal Coating	3,782.00			3,782.00	0.00	0.00
Concrete	0.00			0.00	0.00	0.00
Water & Sewer Lines	0.00			0.00	0.00	0.00
Roofs	2,545.64			2,545.64	0.00	0.00
Gutters/Downspouts	9,060.84	1,405.00	3,772.00	6,693.84	2,812.00	3,772.00
Gutter Guards	2,000.00			2,000.00	0.00	0.00
Chimney Flashing/Caps	0.00			0.00	0.00	0.00
Garage Doors	10,000.00			10,000.00	0.00	0.00
Garage Windows/Side Dr	3,992.64			3,992.64	0.00	0.00
Shutters	0.00			0.00	0.00	0.00
Trim Garages	0.00			0.00	0.00	0.00
Drainage/Undergrounds	4,607.25			4,607.25	0.00	0.00
Tree Trim/Removal	891.32			891.32	0.00	0.00
Landscape Improvements	0.00			0.00	0.00	0.00
Hemlocks	0.00			0.00	0.00	0.00
Termite Renewal	281.80		217.30	64.50	0.00	217.30
Termite New	15,000.00			15,000.00	0.00	0.00
Lighting (front doors)	0.00			0.00	0.00	0.00
Lighting (balance)	0.00			0.00	0.00	0.00
Soffits, Rake, etc.	0.00			0.00	0.00	0.00
Painting	6,468.00			6,468.00	0.00	0.00
Mailboxes	0.00			0.00	0.00	0.00
Allen Block Wall	0.00			0.00	0.00	0.00
Rock Walls	0.00			0.00	0.00	0.00
Rock Fronts	0.00			0.00	0.00	0.00
Brick Veneer Buildings	0.00			0.00	0.00	0.00
Miscellaneous	0.00			0.00	0.00	0.00
Building 100 Garage	0.00			0.00	0.00	0.00
Front Steps	0.00			0.00	0.00	0.00
Electrical Box Covers	0.00			0.00	0.00	0.00
Electrical Wiring Transfor	0.00			0.00	0.00	0.00
Additional Funding 2002	0.00			0.00	0.00	0.00
Contingency	123.58			123.58	0.00	0.00
Insurance Claim	16,046.64			16,046.64	0.00	0.00
<b>Totals:</b>	<b>74,799.71</b>	<b>1,405.00</b>	<b>3,989.30</b>	<b>72,215.41</b>	<b>2,812.00</b>	<b>3,989.30</b>
Interest:	128.78	113.96	0.00	242.74	242.74	0.00
<b>TOTAL:</b>	<b>74,928.49</b>	<b>1,518.96</b>	<b>3,989.30</b>	<b>72,458.15</b>	<b>3,054.74</b>	<b>3,989.30</b>

**SERVICE REQUEST FORM**

***Name of Community:*** \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ UNIT #: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_ FAX #: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

PROBLEM: (BE EXPLICIT):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLEASE STATE ANY OTHER PROBLEMS, CONCERNS, OR QUESTIONS YOU  
MAY HAVE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IF A HOMEOWNER REQUESTS SERVICE WORK AND THE WORK IS NOT AN  
ASSOCIATION EXPENSE THE HOMEOWNER WILL BE CHARGED FOR ALL  
LABOR AND MATERIALS CONNECTED WITH THIS SERVICE CALL. **OUR  
MINIMUM SERVICE CALL IS \$50.00 AS OF OCTOBER 1, 2002.** RATES  
ARE SUBJECT TO CHANGE WITH NO NOTICE. PLEASE BE SURE THAT  
ALL WORK REQUESTED ON THIS FORM IS AN ASSOCIATION EXPENSE.

PLEASE MAIL SERVICE REQUEST FORM TO COMPLETE PROPERTY  
MANAGEMENT GROUP, INC. D.B.A. MANAGEMENT PLUS REALTY SERVICE  
AT 285 NORTHLAND BOULEVARD CINCINNATI, OHIO 45246, send by  
FAX TO 513-326-2554 or e-mail to Harry@mprs.net



March 11, 2003

Dear Homeowners of Montgomery Meadows HOA:

The Board for Montgomery Meadows HOA requested that I include this information with the Minutes.

The Board has authorized Management Plus to remove any flower boxes that are still attached to the buildings as of March 31, 2003. These flower boxes will be disposed of that are still attached to the buildings as of March 31, 2003. The homeowner will be responsible for any repairs needed to the building due to the flower boxes attached to the building.

The Board is concerned about adequate lighting to the community. The Board requests that homeowners leave your front and rear porch lights on each evening to help with the lighting in the community.

Next Board Meeting – April 14, 2003 at 7:00 p.m. at the home of Debbie Wallace – 802.

Thank you for your continued support.

Respectfully,

A handwritten signature in black ink that reads "Lisa A. Bloomer". The signature is written in a cursive style with a large, sweeping "L" and "B".

Lisa A. Bloomer  
Property Manager

**MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
MONDAY, FEBRUARY 10, 2003**

**CALL TO ORDER:** Walter Rugh called the meeting to order at 7:00 p.m.

**ATTENDANCE TAKEN:** Walter Rugh, Maurice Trabout, Rodg Gerhardt, Thelma Bikulcius, and Jay Blount. Debbie Wallace and Jack Dodd had excused absences. Lisa Bloomer represented Complete Property Management Group, Inc. D.B.A. Management Plus Realty Service.

**APPROVAL OF MINUTES:** The Board of Trustees approved the Minutes of the November 11, 2002 Board of Trustees Meeting. The Board agreed not to distribute these Minutes since the homeowners have already received an update since these Minutes at the Annual Meeting. Any homeowner wanting a copy of the November 2002 Minutes, please send written notice to Management Plus at 285 Northland Boulevard Cincinnati, Ohio 45246. The Board reviewed the Annual Meeting Minutes and agreed that Management Plus could send these Minutes with the Minutes of the February 10, 2003 Meeting.

**COMMITTEE REPORTS:**

Architectural Committee:

- a.) **FINAL WARNING – FLOWER BOXES WILL BE REMOVED AND DISPOSED OF BY MANAGEMENT PLUS IF THEY ARE STILL ATTACHED TO THE BUILDING**

HOMEOWNERS AND RESIDENTS ARE REMINDED THAT FLOWER BOXES MUST BE APPROVED BY THE BOARD BEFORE THEY ARE INSTALLED OR ATTACHED TO THE BUILDINGS. FLOWER BOXES CANNOT BE ATTACHED TO THE BUILDING OR SIDING. **ANYONE THAT HAS A FLOWER BOX ATTACHED TO THE BUILDING OR SIDING – MUST HAVE IT REMOVED IMMEDIATELY.** The Board has authorized Management Plus to remove and dispose of any flower boxes attached to the buildings.

**MANAGEMENT REPORT:** The Board approved the management report as written. Balance in the checking account as of January 31, 2003 was \$18,267.18. The balance in the reserve account as of January 31, 2003 was \$74,928.49. The Board reviewed the past due report and the prepaid report. The Board approved the payment of the invoices submitted by Management Plus.

**OLD/NEW BUSINESS:**

- a.) **Storm Damage:** The Board agreed to hire MVM and work with the insurance company on the claim. Work has been halted due to the weather conditions. The contractor will be back on the property this spring or when weather improves.
- b.) **Building 400 new gutters, downspouts and gutter guards:** The Board was pleased with the work performed by Better Home Products.

- c.) Tree Trimming: Management Plus is to solicit bids for the trimming of trees away from the buildings, gutters and downspouts when the weather improves.
- d.) Termites: If you notice any termites, please contact Management Plus at 772-2570 ext 12 or send in a service request form to [Lisa@mprs.net](mailto:Lisa@mprs.net) or by fax at 513-326-2554. Ace Exterminating will be handling any new treatments of the Sentricon system.
- e.) Garage Doors: AE Door Company has been hired to install maintenance free garage doors on buildings 100 – 500 that have not already been replaced. Please contact AE Door directly to schedule the installation of your garage door. During the installation of the new garage door the homeowner can schedule the replacement of the garage door opener at their sole expense.
- f.) Review and tax return for 2002: The Board hired Flagel, Huber, Flagel & Co.
- g.) Porches 800: Management Plus provided a proposal from Jeffrey Allen Corporation. The Board would like to see additional bids, if possible.
- h.) Outside spigots and hoses: Please remember to turn off your outside spigots and bring in your hoses. If you go on vacation, travel or your unit is vacant, please leave the heat on.
- i.) Interior water inspections – water bills high. A discussion was held regarding Management Plus doing an interior inspection to be sure that unit owners do not have any leaks or running commodes. If you would like to have your unit inspected, please contact Management Plus at 772-2570 ext. 12, 326-2554 by fax or by e-mail at [Lisa@mprs.net](mailto:Lisa@mprs.net).
- j.) Service Requests: If you are having any service needs, please use a service request form and forward it to Management Plus Realty Service either by mail, fax or e-mail. If you do not have a service request form you may send a note. All service requests (except for true emergencies) must be in writing.
- k.) Insurance: Homeowners are reminded that the insurance deductible for 2003 will also be a minimum of \$1,000.00. Homeowners are responsible for any and all insurance deductibles. Please be sure that you have adequate insurance coverage. Please be sure that you have loss assessment coverage in a minimum amount of \$1,000.00. Additional riders are recommended with your homeowner's insurance policy. Please check with your insurance agent to be sure you have adequate protection.
- l.) Cable update building 1300: Dr. Rugh agreed to work with the cable company on this issue.
- m.) Exterior Painting for 2003: The Board reviewed bids for exterior painting of buildings 100-900. The Board agreed to hire Sam Hickman Painting for the exterior painting of buildings 100 – 900. The Board requested Management Plus to check on areas to be pressure washed. The contractor will only pressure wash the areas that are going to be painted. The entire building is not scheduled for pressure washing. The Board did not agree to pay \$100.00 per unit additional for the entire building to be pressure washed.
- n.) Parking: At the Annual Meeting the annual parking lottery was held. The parking lottery is held each year at the annual meeting for the three parking spaces out front of the community. The parking spaces are for the homeowners that were awarded the spots in the lottery unless

they allow someone else to park in there spot. The parking spots are only good for one year. You do not get to keep the parking space until you sell. It is an annual parking lottery and it is held at each annual meeting. The vehicles parked in these spots must be in good running and operating condition, they must be insured and have current license plates.

This year the parking spots were awarded to 203, 302 and 1303. The Board has assigned the parking spaces as follows: Unit #203 is awarded parking space "A", Unit #302 is awarded parking space "B", and Unit 1303 is awarded parking space "C". If you permit someone else or another unit to use the assigned parking lottery space – please send written notification to Management Plus at 285 Northland Boulevard Cincinnati, Ohio 45246, by e-mail to [Lisa@mprs.net](mailto:Lisa@mprs.net) or by fax at 513-326-2554.

- o.) Exterior Lighting: The Board requested that Management Plus check on new exterior lights using long life fluorescent bulbs.
- p.) Maintenance log or activity report: The Board would like to continue tracking maintenance done by Management Plus.
- q.) Management Plus – emergency phone number – 513-618-8166.  
Office phone number - 513-772-2570  
Lisa Bloomer – ext. 12 ([Lisa@mprs.net](mailto:Lisa@mprs.net))  
Vivian Berry – ext. 13 ([Vivian@mprs.net](mailto:Vivian@mprs.net))  
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**If Lisa Bloomer is not available – please speak with Vivian Berry or Karin Nixon**

If you would like for Lisa Bloomer to give you a returned phone call – please leave a voice mail message on her voice mail – 772-2570 ext. 12.

**ADJOURNMENT:** With no further business to discuss the meeting adjourned at 8:30 p.m. The next Board Meeting is scheduled for March 10, 2003. The next Board Meeting will be held in the home of Jay Blount.

**Montgomery Meadows HOA**  
**GENERAL FUNDS STATEMENT**  
 Period: 01/01/03 to 01/31/03

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>							
06310 Assessment Income	8,990.00	8,695.00	295.00	8,990.00	8,695.00	295.00	104,340.00
06335 Additional Funding to Reserves	13,630.00	23,500.00	(9,870.00)	13,630.00	23,500.00	(9,870.00)	23,500.00
06340 Late Fee Income	90.00	.00	90.00	90.00	.00	90.00	.00
<b>TOTAL INCOME:</b>	<b>22,710.00</b>	<b>32,195.00</b>	<b>(9,485.00)</b>	<b>22,710.00</b>	<b>32,195.00</b>	<b>(9,485.00)</b>	<b>127,840.00</b>
<b>EXPENSES:</b>							
07010 Management Fees	611.00	611.00	.00	611.00	611.00	.00	7,332.00
07140 Accounting Fees	.00	.00	.00	.00	.00	.00	1,500.00
07160 Legal Fees	.00	54.00	54.00	.00	54.00	54.00	650.00
07260 Postage & Copies	50.25	150.00	99.75	50.25	150.00	99.75	1,800.00
07280 Insurance General	1,838.60	804.00	(1,034.60)	1,838.60	804.00	(1,034.60)	9,615.00
07300 Miscellaneous General	.00	20.00	20.00	.00	20.00	20.00	250.00
07320 Property Tax	.00	25.00	25.00	.00	25.00	25.00	50.00
07340 Federal Income Tax	.00	300.00	300.00	.00	300.00	300.00	300.00
08910 Electricity	145.48	141.00	(4.48)	145.48	141.00	(4.48)	1,700.00
08930 Water & Sewer	.00	.00	.00	.00	.00	.00	18,000.00
09110 Building Maintenance	1,321.00	1,250.00	(71.00)	1,321.00	1,250.00	(71.00)	15,000.00
09610 Lawn Maintenance	.00	1,837.00	1,837.00	.00	1,837.00	1,837.00	22,000.00
09700 Trash Removal	481.75	481.00	(.75)	481.75	481.00	(.75)	5,781.00
09800 Snow Removal	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	3,500.00
09910 Reserves	1,407.00	1,407.00	.00	1,407.00	1,407.00	.00	16,862.00
09930 Additional Funding to Reserves	.00	23,500.00	23,500.00	.00	23,500.00	23,500.00	23,500.00
<b>TOTAL EXPENSES:</b>	<b>5,855.08</b>	<b>31,580.00</b>	<b>25,724.92</b>	<b>5,855.08</b>	<b>31,580.00</b>	<b>25,724.92</b>	<b>127,840.00</b>
<b>EXCESS RECPT OVER DISBSMT</b>	<b>16,854.92</b>	<b>615.00</b>	<b>16,239.92</b>	<b>16,854.92</b>	<b>615.00</b>	<b>16,239.92</b>	<b>.00</b>
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PREVIOUS BALANCE 12/31/02     \$ 1,412.26  
 EXCESS RECPT OVER DISBSMT     \$16,854.92  
 CASH IN BANK 01/31/03         \$18,267.18

2     1/31/03

**MONTGOMERY MEADOWS  
RESERVE SUMMARY  
January 31, 2003**

Expense Category	Beginning Bal.	Transfer In	Withdrawals	Ending Bal.	YTD Transfer In	YTD Withdrawals
Road Resurface	0.00			0.00	0.00	0.00
Seal Coating	3,782.00			3,782.00	0.00	0.00
Concrete	0.00			0.00	0.00	0.00
Water & Sewer Lines	0.00			0.00	0.00	0.00
Roofs	2,545.64			2,545.64	0.00	0.00
Gutters/Downspouts	7,653.84	1,407.00		9,060.84	1,407.00	0.00
Gutter Guards	2,000.00			2,000.00	0.00	0.00
Chimney Flashing/Caps	0.00			0.00	0.00	0.00
Garage Doors	10,000.00			10,000.00	0.00	0.00
Garage Windows/Side Doors	3,992.64			3,992.64	0.00	0.00
Shutters	0.00			0.00	0.00	0.00
Trim Garages	0.00			0.00	0.00	0.00
Drainage/Undergrounds	4,607.25			4,607.25	0.00	0.00
Tree Trim/Removal	891.32			891.32	0.00	0.00
Landscape Improvements	0.00			0.00	0.00	0.00
Hemlocks	0.00			0.00	0.00	0.00
Termite Renewal	281.80			281.80	0.00	0.00
Termite New	15,000.00			15,000.00	0.00	0.00
Lighting (front doors)	0.00			0.00	0.00	0.00
Lighting (balance)	0.00			0.00	0.00	0.00
Soffits, Rake, etc.	0.00			0.00	0.00	0.00
Siding	0.00			0.00	0.00	0.00
Painting	6,468.00			6,468.00	0.00	0.00
Mailboxes	0.00			0.00	0.00	0.00
Allen Block Wall	0.00			0.00	0.00	0.00
Rock Walls	0.00			0.00	0.00	0.00
Rock Fronts	0.00			0.00	0.00	0.00
Brick Veneer Buildings	0.00			0.00	0.00	0.00
Miscellaneous	0.00			0.00	0.00	0.00
Building 100 Garage	0.00			0.00	0.00	0.00
Front Steps	0.00			0.00	0.00	0.00
Electrical Box Covers	0.00			0.00	0.00	0.00
Electrical Wiring Transformer	0.00			0.00	0.00	0.00
Additional Funding 2002	0.00			0.00	0.00	0.00
Contingency	123.58			123.58	0.00	0.00
Insurance Claim	16,046.64			16,046.64	0.00	0.00
Totals:	73,392.71	1,407.00	0.00	74,799.71	1,407.00	0.00
Interest:	0.00	128.78	0.00	128.78	128.78	0.00
TOTAL:	73,392.71	1,535.78	0.00	74,928.49	1,535.78	0.00

*0 2/1/03 + unattached.*