



Mill Creek South Homeowners Association  
 P.O. Box 1283 | Charlottesville, VA 22902 | [www.millcreeksouth.org](http://www.millcreeksouth.org) | [board@millcreeksouth.org](mailto:board@millcreeksouth.org)

**DID YOU KNOW** all homeowners ***must*** abide by our covenants and bylaws? Note the New Homeowners Packet on our website. Before making any external changes to your house, or adding a shed, fence, removing a large tree, etc. you ***must*** submit an Architectural Review Committee. Click that tab on website.

**MINUTES OF ANNUAL MEETING AND BOARD MEETING  
 March 21, 2012 – Cale Elementary School**

**OPENING.** Since this was an annual meeting combined with the regular board meeting, President David Robinson called the meeting to order, then asked everyone to introduce himself/herself. In attendance were 17 homeowners, including 4 board members.

**VOTING.** One purpose of the annual meeting is to have election of directors. Then directors determine positions. After certification of proxies, the following were elected:

<ul style="list-style-type: none"> <li>• David Robinson, President</li> <li>• Doug Maldonado, Vice President</li> <li>• Jim Muehlberg, Treasurer</li> <li>• Heidi Stone, Secretary</li> </ul>	<ul style="list-style-type: none"> <li>• Dave Segars, At large</li> <li>• Carolyn Wicker, At large</li> <li>• John Hermsmeier, At large</li> <li>• Michael Wheelwright, At large (Grounds/Maintenance Chair)</li> <li>• Dell Erwin, at large (ARC Chair)</li> </ul>
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**WEBMASTER.** James Stone volunteered to be our webmaster.

**THANKS, ACCOMPLISHMENTS IN 2011, AND PLANS FOR 2012.** President David Robinson thanked the many volunteers involved in MCSHOA during 2011, then mentioned accomplishments in 2011 and future plans for 2012.

**Thanks**

- Board of Directors - David Robinson (president) Jim Muehlberg (treasurer), Dell Erwin (chair, ARC) Mike Wheelwright (chair, Grounds Committee) , Dave Segars
- Block Captains - Scott Walk, Joseph Greenberg, Peter & Nadine Urban, Sean O'Rourke, Karen O'Rourke, Dell and John Erwin, Natalie Somer, Lynn Pribus, Nini Almy, Maggie Pearson, Don and Priscilla Lepsch
- ARC members - Dell Erwin, Dan Burke, Steve Nelson, and Natalie Somer
- Krista McMullen - Coordinated Halloween and caroling events
- Elizabeth Emery - Coordinates annual yard sale
- Carol Verrier – Replaces disposable bags for dog waste
- The senior couple who have quietly adopted our roads for clean up

- David Robinson and Jim Muehlberg – Installed the picnic table
- Jim Muehlberg and Dave Segars – Installed the bridge to the pond, replacing the dangerous log

#### Accomplishments in 2011

- Compiled and dated the ARC Requirements by the ARC
- Reduced flooding of the pond, clearing the drain of beaver debris, and added cover grates
- Moved monthly meetings from Cale to neighbors' homes, providing refreshments
- Addressed and decided ways to ensure mailbox maintenance and provided repair information on the website
- Opened a loop trail from the playground to the bridge near the fire road
- Setup emails for board@millcreeksouth.org and arc@millcreeksouth.org
- Conducted a Halloween Festival
- Conducted a neighborhood caroling

#### Plans for 2012

- Purchase and use a sign display to advertise events
- Mulch and gravel the playground/fire road
- Provide a bridge to Biscuit Run trails
- Plan a pavilion, if homeowners approve
- Add a swing set to the playground
- Have movie nights
- Encourage block parties for every street
- Distribute a newsletter to provide information about residents, including births, serious illness, deaths, moves, etc.
- Conduct an annual yard sale
- Have a spring festival in April
- Have a fall Festival in October
- Consider changing monthly meeting from Wednesday to a day where more people can participate

**REPORTS.** The following reports were presented: financial, grounds/maintenance, and Architectural Review Committee. These will be posted on the website and attached to these minutes when sent by email.

**GENERAL DISCUSSION.** A summary of other discussion follows.

Signs. Several people have expressed a desire to have the board rescind the restriction in the by-laws that states residents may not display any signs on their property, such as for-sale signs. We were reminded that a change in by-laws requires a 2/3 majority vote by homeowners with each signature individually notarized. More discussion will continue on how to rescind this requirement.

Parking. Some have expressed concern about vehicles parked along the street, and we were reminded that VDOT has jurisdiction on the land adjacent to our roads.

Newsletter. A regular newsletter was suggested, which could include births, moves, items/services for sale, and other items of interest to residents.

Biscuit Run/State Park. We were reminded that the state does not want MCS to have trails into the property because it is undeveloped and this could present liability issues. For now, any entry into that property is considered trespassing.

Pavillion. Although a pavilion at the playground has been proposed, the board will inform homeowners of any plans and obtain community input. The sewer line will have to be determined before construction can be planned.

Dog Waste Disposal. It has been suggested that the board purchase another container with plastic bags near the playground, which the board will pursue.

Welcome Gifts for New Residents. In 2011, a board representative began visiting new homeowners with a welcome gift. This will continue when we learn about new residents, and we urge people to contact the board when new neighbors move in.

### **SPECIAL NOTES**

- **Website.** Residents are invited to check the website frequently for information about MCSHOA.
- **Mailboxes.** All homeowners are urged to ensure that their mailboxes are in good repair. Information is included with these minutes.
- **Speed Limit.** Remember to observe our 25 mph speed limit. Adults and children are often walking along the road. Excessive speed is excessively dangerous!
- **Covenants and Bylaws.** Be sure you are familiar with what you agreed to when you bought your house. If you do not have a recent copy, please read them or download them from our website. Please note the ARC Requirements before you make external changes to your house and property. Note the Architectural Review Committee tab on the website.

Mill Creek South Home Owner's Association  
P.O. Box 1283  
Charlottesville, VA 22903

March 7, 2012

Dear Association Member:

The annual meeting of the Mill Creek South Owner's Association is scheduled as follows:

Date: March 21, 2012  
Time 7:00 PM  
Location: Cale Elementary School Cafeteria

Active participation by home owners ensures the well being of the Association.

In order to conduct association business a quorum is required. Please support your Board of Directors and also help minimize Association expenses by attending the meeting, or if unable to attend, submit a proxy vote in accordance with Article 3 of the Association bylaws. To submit a proxy vote, simply sign and date the enclosed proxy card and mail it to the address above. Mill Creek South HOA will forward an electronic copy of the proxy vote to all Unit Owners email addresses on file. The bylaws allow you to complete this electronic version and forward from your email address on file to [board@millcreeksouth.org](mailto:board@millcreeksouth.org). Please include the name of someone who will attend the meeting or a board member, in the appropriate location on the form. This will help ensure the Association's business will be conducted as efficiently as possible.

A meeting agenda is enclosed.

Sincerely Yours,

David Robinson  
President MCSHOA

# Mill Creek South Home Owner's Association Annual Meeting Agenda

- Roll call and certification of proxies
- Proof of notification
- Election of directors
- Minutes of preceding annual meeting
- Director's and Officer's report
- Budget overview
- Unfinished business
- New business – Community Improvements
- Owner's submissions

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## MILL CREEK SOUTH HOME OWNER'S ASSOCIATION

### **Return this Proxy by US Mail to Mill Creek South Homeowners Association**

#### PROXY

As a member of the Mill Creek South Home Owner's Association (The Association), I hereby appoint \_\_\_\_\_ as my proxy, for and in my name, with full power of substitution, and all powers I would possess if personally present, to attend the meeting of the Mill Creek South Home Owner's Association, to be held in Charlottesville, Virginia on March 21, 2012 and I authorize \_\_\_\_\_ to cast my vote or votes at such meeting and at any adjournments thereof:

1. On the election of Directors
2. On Other matters for which a vote may be required.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2012

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print

\_\_\_\_\_  
Address

2012 Mill Creek South Homeowners Association Budget

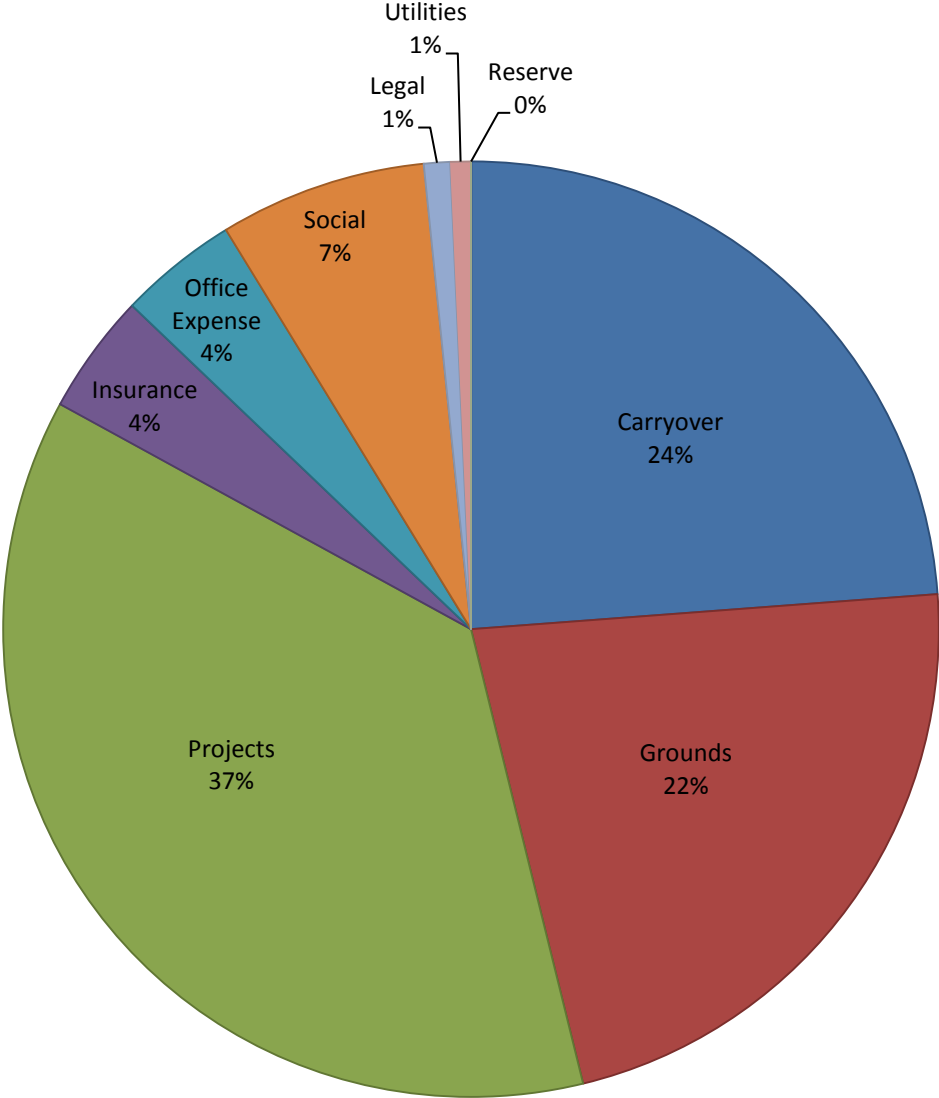
<b>Category</b>	<b>Amount</b>	<b>Frequency</b>	<b>Total</b>	<b>Percentage of Income</b>	<b>Your HOA Dollar</b>
Income	\$85	207	\$17,595	100.0%	\$1.00
Carryover	\$8,000	1	\$8,000	45.5%	\$0.45
Grounds	-\$7,500	1	-\$7,500	42.6%	\$0.43
Projects	-\$12,375	1	-\$12,375	70.3%	\$0.70
Insurance	-\$1,400	1	-\$1,400	8.0%	\$0.08
Office Expense	-\$1,380	1	-\$1,380	7.8%	\$0.08
Social	-\$600	4	-\$2,400	13.6%	\$0.14
Legal	-\$300	1	-\$300	1.7%	\$0.02
Utilities	-\$20	12	-\$240	1.4%	\$0.01
Reserve	\$0	1	\$0	0.0%	\$0.00
<b>Total</b>			<b>\$0</b>	<b>145.47%</b>	<b>\$1.91</b>

<b>Office Detail</b>	<b>Amount</b>	<b>Frequency</b>	<b>Total</b>
Tax Prep	\$125.00	1	\$125.00
Minutes Copies	\$40.00	12	\$480.00
Postage	\$25.00	1	\$25.00
Invoice Prep	\$200.00	1	\$200.00
PO Box Fee	\$70.00	1	\$70.00
Ink for Treas. Comp	\$30.00	1	\$30.00
Envl, paper, misc	\$50.00	1	\$50.00
Mailings	\$200.00	2	\$400.00
<b>Total Office</b>			<b>\$1,380.00</b>

<b>Grounds Detail</b>	<b>Amount</b>	<b>Frequency</b>	<b>Total</b>
Mowing	\$600.00	5	\$3,000
Maintenance Misc.	\$1,000.00	1	\$1,000
Tree removal	\$2,500.00	1	\$2,500
Entrance Maint	\$1,000.00	1	\$1,000
<b>Total Grounds</b>			<b>\$7,500</b>

<b>Project Detail</b>	<b>Amount</b>	<b>Frequency</b>	<b>Total</b>
Shelter	\$10,000.00	1	\$10,000
Neighborhood Improv	\$2,375.00	1	\$2,375
			\$0
			\$0
			\$0
<b>Total Projects</b>			<b>\$12,375</b>

### Your 2012 HOA Dollar



Mill Creek South Home Owners Association  
Balance Sheet  
As of March 20, 2012

	<b>Total</b>
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
BB&T Basic Business Checking	20,780.63
Reserve Fund	35,099.40
Total Bank Accounts	\$55,880.03
Accounts Receivable	
Accounts Receivable	-174.04
Total Accounts Receivable	\$ -174.04
Other Current Assets	
Undeposited Funds	400.00
Total Other Current Assets	\$400.00
Total Current Assets	\$56,105.99
<b>TOTAL ASSETS</b>	<b>\$56,105.99</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Total Liabilities	
Equity	
Opening Bal Equity	33,030.84
Retained Earnings	10,265.14
Net Income	12,810.01
Total Equity	\$56,105.99
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$56,105.99</b>

Tuesday, Mar 20, 2012 12:30:31 AM PDT GMT-7 - Cash Basis



Mill Creek South Home Owners Association  
Profit & Loss  
January 1 - March 20, 2012

	<b>Total</b>
Income	
Dues	14,577.50
Misc. Income	10.85
Total Income	\$14,588.35
Cost of Goods Sold	
Mailboxes/paint for homeowners	-120.00
Total Cost of Goods Sold	\$ -120.00
Gross Profit	\$14,708.35
Expenses	
Bank Service Fees	30.00
Capital Improvements	76.07
Commons Maint.	
Maintenance	113.58
Pond & Stream Valleys	575.00
Total Commons Maint.	688.58
Insurance	658.00
Lighting, Repairs & Electricity	37.58
Office Expense	332.87
Social	83.87
Total Expenses	\$1,906.97
Net Operating Income	\$12,801.38
Other Income	
Interest Income	8.63
Total Other Income	\$8.63
Net Other Income	\$8.63
Net Income	\$12,810.01

Tuesday, Mar 20, 2012 12:30:31 AM PDT GMT-7 - Cash Basis

Mill Creek South Home Owners Association  
 Profit & Loss Detail  
 February 2012

Date	Type	Num	Name	Memo/Description	Split	Amount	Balance
Ordinary Income/Expense							
Income							
Dues							
02/15/2012	Invoice	1501	1495 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	85.00
02/15/2012	Invoice	1502	1515 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	170.00
02/15/2012	Invoice	1503	1500 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	255.00
02/15/2012	Invoice	1504	1508 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	340.00
02/15/2012	Invoice	1505	1524 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	425.00
02/15/2012	Invoice	1506	1548 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	510.00
02/15/2012	Invoice	1509	1604 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	595.00
02/15/2012	Invoice	1510	1573 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	680.00
02/15/2012	Invoice	1511	1580 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	765.00
02/15/2012	Invoice	1512	1603 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	850.00
02/15/2012	Invoice	1513	1540 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	935.00
02/15/2012	Invoice	1516	1616 SAGEWOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,020.00
02/15/2012	Invoice	1517	1608 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,105.00

			year.			
02/15/2012 Invoice	1518	1613 SAGEWOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,190.00
02/15/2012 Invoice	1519	1616 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,275.00
02/15/2012 Invoice	1480	471 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,360.00
02/15/2012 Invoice	1482	1677 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	21.25	1,381.25
02/15/2012 Invoice	1483	306 WHISPERING OAKS	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,466.25
02/15/2012 Invoice	1484	1532 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,551.25
02/15/2012 Invoice	1485	1617 SAGEWOOD DR	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,636.25
02/15/2012 Invoice	1486	1450 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,721.25
02/15/2012 Invoice	1488	1556 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,806.25
02/15/2012 Invoice	1490	1601 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,891.25
02/15/2012 Invoice	1492	1602 SAGEWOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	1,976.25
02/15/2012 Invoice	1493	1611 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,061.25
02/15/2012 Invoice	1494	1516 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,146.25
02/15/2012 Invoice	1495	1525 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,231.25
02/15/2012 Invoice	1496	1605 SAGEWOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,316.25
02/15/2012 Invoice	1497	1605 STONEY	Annual Homeowner	Accounts	85.00	2,401.25

02/15/2012 Invoice	1497	1445 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,401.25
02/15/2012 Invoice	1498	1445 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,486.25
02/15/2012 Invoice	1500	1460 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,571.25
02/15/2012 Invoice	1459	442 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,656.25
02/15/2012 Invoice	1460	235 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,741.25
02/15/2012 Invoice	1461	408 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,826.25
02/15/2012 Invoice	1464	309 STAR CREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,911.25
02/15/2012 Invoice	1465	322 Whispering Oaks	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	2,996.25
02/15/2012 Invoice	1466	432 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	3,081.25
02/15/2012 Invoice	1467	435 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	3,166.25
02/15/2012 Invoice	1468	215 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	3,251.25
02/15/2012 Invoice	1469	302 WHISPERING OAKS	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	3,336.25
02/15/2012 Invoice	1470	316 STAR CREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	3,421.25
02/15/2012 Invoice	1473	452 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	3,506.25
02/15/2012 Invoice	1474	1465 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	3,591.25
02/15/2012 Invoice	1475	441 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	3,676.25

year.

02/15/2012 Invoice	1477	1505 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	3,761.25
02/15/2012 Invoice	1478	1475 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	3,846.25
02/15/2012 Invoice	1479	1485 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	3,931.25
02/15/2012 Invoice	1438	245 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	4,016.25
02/15/2012 Invoice	1440	412 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	4,101.25
02/15/2012 Invoice	1441	424 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	4,186.25
02/15/2012 Invoice	1442	464 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	4,271.25
02/15/2012 Invoice	1444	331 COPPER HILL	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	4,356.25
02/15/2012 Invoice	1447	317 STARCREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	4,441.25
02/15/2012 Invoice	1448	255 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	4,526.25
02/15/2012 Invoice	1449	325 STARCREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	4,611.25
02/15/2012 Invoice	1450	327 WHISPERING OAKS	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	4,696.25
02/15/2012 Invoice	1451	328 COPPER HILL	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	4,781.25
02/15/2012 Invoice	1452	332 COPPER HILL DR	Annual Homeowner Association dues for 1 year.	Accounts Receivable	84.71	4,865.96
02/15/2012 Invoice	1453	334 WHISPERING OAKS	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	4,950.96
02/15/2012 Invoice	1455	420 HIDDEN	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,035.96

		RIDGE	Association dues for 1 year.	Receivable		
02/15/2012 Invoice	1456	425 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,120.96
02/15/2012 Invoice	1458	470 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,205.96
02/15/2012 Invoice	1417	308 STAR CREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,290.96
02/15/2012 Invoice	1418	312 STAR CREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,375.96
02/15/2012 Invoice	1420	321 STARCREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,460.96
02/15/2012 Invoice	1421	324 STARCREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,545.96
02/15/2012 Invoice	1422	320 STARCREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,630.96
02/15/2012 Invoice	1423	326 COPPER HILL	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,715.96
02/15/2012 Invoice	1425	1729 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,800.96
02/15/2012 Invoice	1427	330 COPPER HILL	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,885.96
02/15/2012 Invoice	1428	333 STARCREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	5,970.96
02/15/2012 Invoice	1429	415 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,055.96
02/15/2012 Invoice	1430	448 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,140.96
02/15/2012 Invoice	1431	459 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,225.96
02/15/2012 Invoice	1433	312 WHISPERING OAKS	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,310.96

02/15/2012 Invoice	1434	330 WHISPERING OAKS	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,395.96
02/15/2012 Invoice	1435	404 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,480.96
02/15/2012 Invoice	1437	230 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,565.96
02/15/2012 Invoice	1396	1664 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,650.96
02/15/2012 Invoice	1397	285 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,735.96
02/15/2012 Invoice	1398	325 COPPER HILL	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,820.96
02/15/2012 Invoice	1400	331 WHISPERING OAKS	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,905.96
02/15/2012 Invoice	1401	295 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	6,990.96
02/15/2012 Invoice	1402	240 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	7,075.96
02/15/2012 Invoice	1403	280 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	7,160.96
02/15/2012 Invoice	1404	300 STARCREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	7,245.96
02/15/2012 Invoice	1405	301 STAR CREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	7,330.96
02/15/2012 Invoice	1406	305 STAR CREST	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	7,415.96
02/15/2012 Invoice	1407	318 WHISPERING OAKS	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	7,500.96
02/15/2012 Invoice	1408	416 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	7,585.96
02/15/2012 Invoice	1409	465 HIDDEN RIDGE	Annual Homeowner Association dues for 1	Accounts Receivable	85.00	7,670.96

			year.			
02/15/2012 Invoice	1411	201 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	7,755.96
02/15/2012 Invoice	1413	405 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	7,840.96
02/15/2012 Invoice	1414	428 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	7,925.96
02/15/2012 Invoice	1416	290 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,010.96
02/15/2012 Invoice	1375	1766 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,095.96
02/15/2012 Invoice	1379	1621 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,180.96
02/15/2012 Invoice	1380	1648 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,265.96
02/15/2012 Invoice	1381	1651 SHADY GROVE CT	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,350.96
02/15/2012 Invoice	1382	1656 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,435.96
02/15/2012 Invoice	1383	1666 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,520.96
02/15/2012 Invoice	1384	1636 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,605.96
02/15/2012 Invoice	1386	220 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,690.96
02/15/2012 Invoice	1387	270 HOMESTEAD LN	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,775.96
02/15/2012 Invoice	1388	1665 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,860.96
02/15/2012 Invoice	1389	1680 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	8,945.96
02/15/2012 Invoice	1390	1705 STONEY	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,030.96



02/15/2012 Invoice	1390	1705 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,030.90
02/15/2012 Invoice	1391	1716 ARROW WOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,115.96
02/15/2012 Invoice	1392	1761 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,200.96
02/15/2012 Invoice	1393	1781 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,285.96
02/15/2012 Invoice	1395	1660 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,370.96
02/15/2012 Invoice	1353	1709 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,455.96
02/15/2012 Invoice	1354	1648 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,540.96
02/15/2012 Invoice	1355	1737 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,625.96
02/15/2012 Invoice	1356	1745 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,710.96
02/15/2012 Invoice	1357	1770 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,795.96
02/15/2012 Invoice	1359	1672 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,880.96
02/15/2012 Invoice	1360	1684 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	9,965.96
02/15/2012 Invoice	1361	1697 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,050.96
02/15/2012 Invoice	1365	1701 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,135.96
02/15/2012 Invoice	1366	1710 ARROW WOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,220.96
02/15/2012 Invoice	1368	1719 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,305.96

02/15/2012 Invoice	1370	1733 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,390.96
02/15/2012 Invoice	1371	1749 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,475.96
02/15/2012 Invoice	1372	1753 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,560.96
02/15/2012 Invoice	1373	1757 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,645.96
02/15/2012 Invoice	1374	1765 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,730.96
02/15/2012 Invoice	1332	1633 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,815.96
02/15/2012 Invoice	1334	1642 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,900.96
02/15/2012 Invoice	1335	1621 SAGEWOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	10,985.96
02/15/2012 Invoice	1338	1632 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	11,070.96
02/15/2012 Invoice	1339	1702 BENT TREE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	11,155.96
02/15/2012 Invoice	1341	1706 BENT TREE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	11,240.96
02/15/2012 Invoice	1342	1713 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	11,325.96
02/15/2012 Invoice	1343	1720 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	11,410.96
02/15/2012 Invoice	1344	1721 ARROW WOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	11,495.96
02/15/2012 Invoice	1345	1786 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	11,580.96
02/15/2012 Invoice	1346	1725 SHADY	Annual Homeowner	Accounts	85.00	11,665.96

		GROVE	Association dues for 1 year.	Receivable	
02/15/2012 Invoice	1348	1690 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 11,750.96
02/15/2012 Invoice	1349	1707 BENT TREE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 11,835.96
02/15/2012 Invoice	1350	1708 BENT TREE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 11,920.96
02/15/2012 Invoice	1351	1641 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,005.96
02/15/2012 Invoice	1311	1624 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,090.96
02/15/2012 Invoice	1312	1639 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,175.96
02/15/2012 Invoice	1313	1612 SAGEWOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,260.96
02/15/2012 Invoice	1314	265 HOMESTEAD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,345.96
02/15/2012 Invoice	1316	1688 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,430.96
02/15/2012 Invoice	1317	1705 ARROW WOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,515.96
02/15/2012 Invoice	1318	1721 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,600.96
02/15/2012 Invoice	1319	1769 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,685.96
02/15/2012 Invoice	1320	1773 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,770.96
02/15/2012 Invoice	1321	1778 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,855.96
02/15/2012 Invoice	1322	1645 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00 12,940.96

02/15/2012 Invoice	1324	1601 SAGEWOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,025.96
02/15/2012 Invoice	1325	1609 SAGEWOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,110.96
02/15/2012 Invoice	1328	1620 SAGEWOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,195.96
02/15/2012 Invoice	1329	1625 SAGEWOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,280.96
02/15/2012 Invoice	1330	1627 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,365.96
02/28/2012 Invoice	1515	1615 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,450.96
02/28/2012 Invoice	1326	1615 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,535.96
02/28/2012 Invoice	1352	1725 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,620.96
02/28/2012 Invoice	1337	1624 SHADY GROVE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,705.96
02/28/2012 Invoice	1378	1715 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,790.96
02/28/2012 Invoice	1399	326 WHISPERING OAKS	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,875.96
02/28/2012 Invoice	1432	460 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	13,960.96
02/28/2012 Invoice	1424	335 COPPER HILL	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	14,045.96
02/28/2012 Invoice	1327	447 HIDDEN RIDGE	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	14,130.96
02/28/2012 Invoice	1514	1607 STONEY CREEK	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	14,215.96
02/29/2012 Invoice	1364	1709 ARROW WOOD	Annual Homeowner Association dues for 1 year.	Accounts Receivable	85.00	14,300.96

WOOD		ASSOCIATION DUES FOR 1	RECEIVABLE		
			year.		
Total for Dues					\$14,300.96
Misc. Income					
02/15/2012 Invoice	1429 415 HIDDEN RIDGE	Late Fee for Annual Homeowners Association Dues	Accounts Receivable	10.85	10.85
Total for Misc. Income				\$10.85	
Total for Income				\$14,311.81	
Cost of Goods Sold					
Mailboxes/paint for homeowners					
02/15/2012 Invoice	1521 1515 STONEY CREEK	New mailbox	Accounts Receivable	-60.00	-60.00
Total for Mailboxes/paint for homeowners				\$ -60.00	
Total for Cost of Goods Sold				\$ -60.00	
Gross Profit				\$14,371.81	
Expenses					
Bank Service Fees					
02/24/2012 Check	Cincinnati Insurance Company		BB&T Basic Business Checking	25.00	25.00
Total for Bank Service Fees				\$25.00	
Capital Improvements					
02/27/2012 Check	Lowes		BB&T Basic Business Checking	54.12	54.12
Total for Capital Improvements				\$54.12	
Commons Maint.					
Pond & Stream Valleys					
02/07/2012 Check	Elizabeth Shumaker		BB&T Basic Business Checking	575.00	575.00
Total for Pond & Stream Valleys				\$575.00	
Total for Commons Maint.				\$575.00	
Lighting, Repairs & Electricity					
02/29/2012 Check	Dominion mcs_entrysign		BB&T Basic Business Checking	11.47	11.47
02/29/2012 Check	Dominion mcs_entrysign		BB&T Basic Business Checking	6.72	18.19
Total for Lighting, Repairs & Electricity				\$18.19	
Office Expense					
02/22/2012 Check	Quick Books		BB&T Basic	39.95	39.95

	Online		Business Checking		
		Total for Office Expense			\$39.95
		Social			
02/29/2012 Check	food lion		BB&T Basic Business Checking	18.00	18.00
		Total for Social			\$18.00
		Total for Expenses			\$730.26
		Net Ordinary Income			\$13,641.55
		Other Income/Expense			
		Other Income			
		Interest Income			
02/29/2012 Deposit			Reserve Fund	4.17	4.17
		Total for Interest Income			\$4.17
		Total for Other Income			\$4.17
		Net Other Income			\$4.17
		Net Income			\$13,645.72

Tuesday, Mar 20, 2012 12:30:32 AM PDT GMT-7 - Cash Basis