

## Budget Detail

### Mister Management

**Properties:** The Meadows - c/o Mister Management, LLC P.O. Box 1676 Brighton, MI 48116-1676

**Period Range:** Jan 2025 to Dec 2025

**Consolidate:** No

**GL Account Map:** The Meadows (GL Map)

**Include Zero Balance GL Accounts:** No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
<b>The Meadows - c/o Mister Management, LLC P.O. Box 1676 Brighton, MI 48116-1676</b>													
<b>Income</b>													
Association Fee Income	49,245.00	49,245.00	49,245.00	49,245.00	49,245.00	49,245.00	49,245.00	49,245.00	49,245.00	49,245.00	49,245.00	49,245.00	590,940.00
Interest Income	3.34	3.34	3.34	3.34	3.33	3.33	3.33	3.33	3.33	3.33	3.33	3.33	40.00
Misc. Income													
Misc Income	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
<b>Total Misc. Income</b>	<b>41.67</b>	<b>41.67</b>	<b>41.67</b>	<b>41.67</b>	<b>41.67</b>	<b>41.67</b>	<b>41.67</b>	<b>41.67</b>	<b>41.66</b>	<b>41.66</b>	<b>41.66</b>	<b>41.66</b>	<b>500.00</b>
<b>Total Budgeted Income</b>	<b>49,290.01</b>	<b>49,290.01</b>	<b>49,290.01</b>	<b>49,290.01</b>	<b>49,290.00</b>	<b>49,290.00</b>	<b>49,290.00</b>	<b>49,290.00</b>	<b>49,289.99</b>	<b>49,289.99</b>	<b>49,289.99</b>	<b>49,289.99</b>	<b>591,480.00</b>
<b>Expense</b>													
Administrative Expense													
Accounting Fees	0.00	0.00	0.00	0.00	0.00	825.00	0.00	0.00	0.00	0.00	0.00	0.00	825.00
Community Events (Awards/ Events)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	200.00
Coupons	75.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00
Licenses and Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	20.00
Management Fees	2,719.50	2,719.50	2,719.50	2,719.50	2,719.50	2,719.50	2,719.50	2,719.50	2,719.50	2,719.50	2,719.50	2,719.50	32,634.00
Misc Admin	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Miscellaneous Management Expense	83.34	83.34	83.34	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
Postage and Delivery	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
Print/ Reproduction	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.67	16.66	16.66	16.66	16.66	200.00

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Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	525.00	0.00	0.00	0.00	0.00	525.00
<b>Total Administrative Expense</b>	<b>3,186.18</b>	<b>3,111.18</b>	<b>3,111.18</b>	<b>3,111.18</b>	<b>3,111.17</b>	<b>3,936.17</b>	<b>3,111.17</b>	<b>3,636.17</b>	<b>3,311.15</b>	<b>3,131.15</b>	<b>3,111.15</b>	<b>3,111.15</b>	<b>38,979.00</b>
Building Maintenance													
Building	3,083.34	3,083.34	3,083.34	3,083.34	3,083.33	3,083.33	3,083.33	3,083.33	3,083.33	3,083.33	3,083.33	3,083.33	37,000.00
Garage/Carport Repairs	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Gutters	0.00	0.00	0.00	0.00	7,680.00	0.00	0.00	0.00	0.00	0.00	0.00	7,680.00	15,360.00
Plumbing	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00
Roof	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00
Siding	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00
<b>Total Building Maintenance</b>	<b>4,083.35</b>	<b>4,083.35</b>	<b>4,083.35</b>	<b>4,083.35</b>	<b>11,763.34</b>	<b>4,083.34</b>	<b>4,083.34</b>	<b>4,083.34</b>	<b>4,083.31</b>	<b>4,083.31</b>	<b>4,083.31</b>	<b>11,763.31</b>	<b>64,360.00</b>
Grounds Maintenance													
Asphalt Maintenance	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.66	166.66	166.66	166.66	2,000.00
Drainage	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Grounds	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00
Irrigation - Repairs	0.00	0.00	0.00	0.00	0.00	6,000.00	0.00	6,000.00	0.00	0.00	0.00	0.00	12,000.00
Lawn-Care	0.00	6,000.00	0.00	10,632.18	10,632.18	10,632.18	10,632.17	10,632.17	10,632.18	10,632.18	0.00	0.00	80,425.24
Pest Control	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Snow-Removal	17,438.47	17,438.47	17,438.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,438.47	17,438.46	87,192.34
Tree/Shrub	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	10,000.00
<b>Total Grounds Maintenance</b>	<b>18,621.81</b>	<b>24,621.81</b>	<b>18,621.81</b>	<b>11,815.52</b>	<b>11,815.52</b>	<b>17,815.52</b>	<b>11,815.51</b>	<b>17,815.51</b>	<b>16,815.50</b>	<b>16,815.50</b>	<b>18,621.79</b>	<b>18,621.78</b>	<b>203,817.58</b>
Insurance													
Insurance Deductible	833.34	833.34	833.34	833.34	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	10,000.00
Liability Insurance	2,937.62	2,937.62	2,937.62	2,937.63	2,937.63	2,937.63	2,937.63	2,937.62	0.00	0.00	0.00	13,691.00	37,192.00
W/C Insurance	0.00	550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00
<b>Total Insurance</b>	<b>3,770.96</b>	<b>4,320.96</b>	<b>3,770.96</b>	<b>3,770.97</b>	<b>3,770.96</b>	<b>3,770.96</b>	<b>3,770.96</b>	<b>3,770.95</b>	<b>833.33</b>	<b>833.33</b>	<b>833.33</b>	<b>14,524.33</b>	<b>47,742.00</b>
Legal and Professional Fees													
Legal Fees -	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00

## Budget Detail

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
Association													
<b>Total Legal and Professional Fees</b>	<b>125.00</b>	<b>125.00</b>	<b>125.00</b>	<b>125.00</b>	<b>125.00</b>	<b>125.00</b>	<b>125.00</b>	<b>125.00</b>	<b>125.00</b>	<b>125.00</b>	<b>125.00</b>	<b>125.00</b>	<b>1,500.00</b>
Replacement Reserve Expense													
Reserve Expense Monthly	15,676.91	15,676.91	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	188,122.82
TMC Reserve Expense - Financial Plus CU - MM	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
TMC - Reserve Expense - DORT *001 Savings Yearly	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
<b>Total Replacement Reserve Expense</b>	<b>15,677.91</b>	<b>15,676.91</b>	<b>15,677.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>188,124.82</b>
Utilities													
Electricity	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.66	41.66	41.66	41.66	500.00
Trash Removal	1,933.05	1,933.05	1,933.05	1,933.05	1,933.05	1,933.05	1,933.05	1,933.05	1,933.05	1,933.05	1,933.05	1,933.05	23,196.60
Water & Sewer	0.00	220.00	0.00	0.00	220.00	0.00	0.00	11,280.00	0.00	0.00	11,280.00	0.00	23,000.00
<b>Total Utilities</b>	<b>1,974.72</b>	<b>2,194.72</b>	<b>1,974.72</b>	<b>1,974.72</b>	<b>2,194.72</b>	<b>1,974.72</b>	<b>1,974.72</b>	<b>13,254.72</b>	<b>1,974.71</b>	<b>1,974.71</b>	<b>13,254.71</b>	<b>1,974.71</b>	<b>46,696.60</b>
<b>Total Budgeted Expense</b>	<b>47,439.93</b>	<b>54,133.93</b>	<b>47,364.92</b>	<b>40,557.64</b>	<b>48,457.61</b>	<b>47,382.61</b>	<b>40,557.60</b>	<b>58,362.59</b>	<b>42,819.90</b>	<b>42,639.90</b>	<b>55,706.19</b>	<b>65,797.18</b>	<b>591,220.00</b>
Total Budgeted Income	49,290.01	49,290.01	49,290.01	49,290.01	49,290.00	49,290.00	49,290.00	49,290.00	49,289.99	49,289.99	49,289.99	49,289.99	591,480.00
Total Budgeted Expense	47,439.93	54,133.93	47,364.92	40,557.64	48,457.61	47,382.61	40,557.60	58,362.59	42,819.90	42,639.90	55,706.19	65,797.18	591,220.00
<b>Net Operating Income</b>	<b>1,850.08</b>	<b>-4,843.92</b>	<b>1,925.09</b>	<b>8,732.37</b>	<b>832.39</b>	<b>1,907.39</b>	<b>8,732.40</b>	<b>-9,072.59</b>	<b>6,470.09</b>	<b>6,650.09</b>	<b>-6,416.20</b>	<b>-16,507.19</b>	<b>260.00</b>
<b>Other Income</b>													
Reserve Contributions													
Reserve Contribution Monthly	15,676.91	15,676.91	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	15,676.90	188,122.82

## Budget Detail

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total
TMC Reserve Contribution - Financial Plus CU - MM	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
TMC - Reserve Contribution DORT - *001 Savings Yearly	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00
<b>Total Reserve Contributions</b>	<b>15,677.91</b>	<b>15,676.91</b>	<b>15,677.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>188,124.82</b>
<b>Total Budgeted Other Income</b>	<b>15,677.91</b>	<b>15,676.91</b>	<b>15,677.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>15,676.90</b>	<b>188,124.82</b>
<b>Other Expense</b>													
Reserve Repairs/ Replacement													
Concrete - Non-Op Reserve Exp	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.66	1,666.66	1,666.66	1,666.66	20,000.00
Garage Door Replacement - Non-Op Reserve Exp	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.66	416.66	416.66	416.66	5,000.00
<b>Total Reserve Repairs/ Replacement</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.32</b>	<b>2,083.32</b>	<b>2,083.32</b>	<b>2,083.32</b>	<b>25,000.00</b>
<b>Total Budgeted Other Expense</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.34</b>	<b>2,083.32</b>	<b>2,083.32</b>	<b>2,083.32</b>	<b>2,083.32</b>	<b>25,000.00</b>