MIDDLE RUN CROSSING SERVICE CORPORATION

c/o BC Communities 4905 Mermaid Blvd. Wilmington, DE 19808 Phone - 302.234.7710 Fax - 302.234.7718

Annual Meeting January 7, 2010

AGENDA

- Easter Eggs

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- 1. Welcome and Introduction
- 2. Treasurer's Report
- 3. Discussion on 2010 Budget
- 4. Nominations and Election of Board Member
- 5. Questions and Answers
- 6. Adjournment

Middle Run Crossing Bank Deposits and Withdrawals 1/1/09 - 12/23/09

DATE	TRANSACTION	DESCRIPTION	AMOUNT
1/8/09	Deposit	Social Committee Donations	104.00
1/8/09	Deposit	Homeowners Fees	6,825.00
1/15/09	Deposit	Social Committee Donations	182.00
1/15/09	Deposit	Homeowners Fees	7,410.01
1/22/09	Deposit	Social Committee Donations	80.00
1/22/09	Deposit	Homeowners Fees	7,057.21
1/29/09	Deposit	Social Committee Donations	109.00
1/29/09	Deposit	Homeowners Fees	6,630.00
2/5/09	Deposit	Social Committee Donations	72.00
2/5/09	Deposit	Homeowners Fees	7,605.00
2/12/09	Deposit	Social Committee Donations	46.00
2/12/09	Deposit	Homeowners Fees	5,460.00
2/19/09	Deposit	Social Committee Donations	24.00
2/19/09	Deposit	Homeowners Fees	1,755.00
2/25/09	Deposit	Social Committee Donations	20.00
2/27/09	Deposit	Homeowners Fees	585.00
3/6/09	Deposit	Homeowners Fees	2,195.00
3/6/09	Deposit	Social Committee Donations	36.00
3/19/09	Deposit	Homeowners Fees	780.00
3/26/09	Deposit	Homeowners Fees	1,376.68
3/26/09	Deposit	Social Committee Donations	12.00
4/2/09	Deposit	Homeowners Fees	395.85
4/9/09	Deposit	Homeowners Fees	593.79
4/16/09	Deposit	Homeowners Fees	841.77
4/23/09	Deposit	Homeowners Fees	436.59
5/7/09	Deposit	Homeowners Fees	206.21
5/14/09	Deposit	Homeowners Fees	256.22
5/28/09	Deposit	Homeowners Fees	298.00
6/4/09	Deposit	Homeowners Fees	395.00
6/11/09	Deposit	Homeowners Fees	250.00
6/17/09	Withdrawal	Returned Homeowner's Check	-200.00
6/17/09	Withdrawal	Returned Check Bank Fee	
0/11/00	VVIIIIarawar	State of DE Snow Removal	-10.00
6/18/09	Deposit	Rebate	1 115 55
7/9/09	Deposit	Homeowners Fees	1,445.55
170700	Воровіс	Re-deposited Returned	405.41
7/30/09	Deposit	Homeowner's Check	000.00
8/13/09	Deposit	Homeowners Fees	200.00
9/3/09	Deposit	Homeowners Fees	250.00
9/10/09	Deposit	Homeowners Fees	200.00
9/17/09	Deposit	Homeowners Fees	50.00
10/16/09	Deposit	Homeowners Fees	197.93
11/19/09	Deposit	Homeowners Fees	15.29
12/23/09	Deposit	Homeowners Fees	200.00
	200011	TIOTHEOWNERS I GGS	195.00
		Total Checking Account	
		Deposits & Withdrawals	\$54,576.22

Middle Run Crossing Expenses 1/1/09 - 12/23/09

DATE	CHECK#	PAYEE NAME	DESCRIPTION	AMOUNT
1/4/09	1668	Delmarva Power	Entrance Signs & Smith Mill Lighting	-122.45
				100.01
2/5/09	1669	Delmarva Power	Entrance Signs & Smith Mill Lighting	-128.81
2/5/09	1670	Jonathan D. Shipe	Repair Smith Mill Rd Entrance Sign	-85.00
2/5/09	1671	BC Communities	Annual Assessment Mailing & Copies	-192.24
3/5/09	1672	Delmarva Power	Entrance Signs & Smith Mill Lighting	-120.18
3/5/09	1673	Nichols Excavation & Landscaping	Snow Removal - Inv # 40361 & 40386	-4,775.00
3/13/09	1674	IRS	2008 Taxes	-278.00
4/4/09	1675	Delmarva Power	Entrance Signs & Smith Mill Lighting	-119.47
4/4/09	1676	BC Communities	2007-2009 Franchise Tax Filing Fees & 37 Second Notices	-94.24
4/4/09	1677	Nichols Excavation & Landscaping	Snow Removal on March 2nd	-3,985.00
5/2/09	1678	Delmarva Power	Entrance Signs & Smith Mill Lighting	-119.90
5/2/09	1679	Jonathan D. Shipe	Repaired Smith Mill & Paper Mill Entrance Signs	-1,883.00
5/2/09	1680	Forever Green Landscaping	Fertilize Open Area Lawns	-585.00
5/9/09	1681	MRC Community	Re-imburse Social Committee Donations	-685.00
6/4/09	1682	BC Communities	Collection & Certified Letters	-70.46
6/4/09	1683	Forever Green Landscaping	Landscaping, 4 April Cuts & Spring Flowers	-3,340.00
6/4/09	1684	Delmarva Power	Entrance Signs & Smith Mill Lighting	-118.48
7/6/09	1685	Delmarva Power	Entrance Signs & Smith Mill Lighting	-110.61
7/7/09	1686	Jonathan D. Shipe	Repainted Smith Mill Rd Sign	-315.00
7/9/09		Forever Green Landscaping	4 May Lawn & Berm Cuts, Summer Flowers, 5 June Lawn & 3 Berm Cuts, 3 Pond Cuts & Playground Mulch	-11,630.00
7/30/09	1688	Delmarva Power	Entrance Signs & Smith Mill Lighting	-110.31
7/30/09	1689	Jeff Zegna	Postage & Envelopes	-19.59
9/8/09	1690	Delmarva Power	Entrance Signs & Smith Mill Lighting	-110.57
9/8/09	1691	Forever Green Landscaping	4 July & Aug Lawn Cuts & 3 Berm Cuts	-4,145.00
10/8/09	1692	Delmarva Power	Entrance Signs & Smith Mill Lighting	-110.96
10/9/09		Forever Green Landscaping	5 Sept Lawn & 3 Berm Cuts, Fall Flowers & Fertilizer	-3,260.00
10/9/09	1694	BC Communities	Annual Property Management Fee	-14,418.00

Middle Run Crossing Expenses 1/1/09 - 12/23/09

			Total Expenses	-\$54,795.71
12/5/09	1699	Landscaping	4 Oct Lawn & 2 Berm Cuts	-1,580.00
12/5/09	1000	Forever Green		110.00
12/5/09	1698	Delmarva Power	Entrance Signs & Smith Mill Lighting	-110.60
11/5/09	1697	Nationwide Insurance Co.	Habitational Insurance	-1,886.00
11/5/09	1696	Delaware Signs	3 No Soliciting Signs & Installation	-174.00
11/5/09	1695	Delmarva Power	Entrance Signs & Smith Mill Lighting	-112.84

MIDDLE RUN CROSSING CHECKING ACCOUNT 1/1/09 - 12/23/09

DATE	CHECK#	PAYEE NAME	DESCRIPTION	AMOUNT
1/1/09			Balance from 12/31/08	8,305.95
1/4/09	1668	Delmarva Power	Entrance Signs & Smith Mill Lighting	-122.45
1/8/09	Deposit		Social Committee Donations	104.00
1/8/09	Deposit	no complete de percent	Homeowners Fees	6,825.00
1/15/09	Deposit	de Hanvourier and a state of	Social Committee Donations	182.00
1/15/09	Deposit		Homeowners Fees	7,410.01
1/22/09	Deposit		Social Committee Donations	80.00
1/22/09	Deposit		Homeowners Fees	7,057.21
1/29/09	Deposit		Social Committee Donations	109.00
1/29/09	Deposit		Homeowners Fees	6,630.00
2/5/09	1669	Delmarva Power	Entrance Signs & Smith Mill Lighting	-128.81
2/5/09	1670	Jonathan D. Shipe	Repair Smith Mill Rd Entrance Sign	-85.00
2/5/09	1671	BC Communities	Annual Assessment Mailing & Copies	-192.24
2/5/09	Deposit	Communico	Social Committee Donations	72.00
2/5/09	Deposit		Homeowners Fees	7,605.00
2/12/09	Deposit		Social Committee Donations	
2/12/09	Deposit		Homeowners Fees	46.00
				5,460.00
2/19/09	Deposit		Social Committee Donations	24.00
2/19/09	Deposit		Homeowners Fees	1,755.00
2/25/09	Deposit		Social Committee Donations	20.00
2/27/09	Deposit		Homeowners Fees	585.00
3/5/09	1672	Delmarva Power	Entrance Signs & Smith Mill Lighting	-120.18
		Nichols Excavation &		
3/5/09	1673	Landscaping	Snow Removal - Inv # 40361 & 40386	-4,775.00
3/6/09	Deposit		Homeowners Fees	2,195.00
3/6/09	Deposit		Social Committee Donations	36.00
3/13/09	1674	IRS	2008 Taxes	-278.00
3/19/09	Deposit		Homeowners Fees	780.00
3/26/09	Deposit		Homeowners Fees	1,376.68
3/26/09	Deposit		Social Committee Donations	12.00
4/2/09	Deposit		Homeowners Fees	395.8
4/4/09	1675	Delmarva Power	Entrance Signs & Smith Mill Lighting	-119.4
	1010	Domarta Fower	2007-2009 Franchise Tax Filing Fees & 37	110.4
4/4/09	1676	BC Communities	Second Notices	-94.24
414100	1070	Nichols Excavation &		-34.2
4/4/09	1677	Landscaping	Snow Removal on March 2nd	2.005.0
4/9/09	THE RESERVE THE PARTY OF THE PA	Landscaping		-3,985.0
	Deposit		Homeowners Fees	593.7
4/16/09	Deposit		Homeowners Fees	841.7
4/23/09	Deposit		Homeowners Fees	436.5
5/2/09	1678	Delmarva Power	Entrance Signs & Smith Mill Lighting	-119.9
			Repaired Smith Mill & Paper Mill Entrance	
5/2/09	1679	Jonathan D. Shipe	Signs	-1,883.0
1,119				
5/2/09	1680	Forever Green Landscaping	Fertilize Open Area Lawns	-585.0
5/7/09	Deposit		Homeowners Fees	206.2
5/9/09	1681	MRC Community	Re-imburse Social Committee Donations	-685.0
5/14/09	Deposit		Homeowners Fees	256.2
5/28/09	Deposit		Homeowners Fees	298.0
6/4/09	1682	BC Communities	Collection & Certified Letters	-70.4
6/4/09	1683	Forever Green Landscaping	Landscaping, 4 April Cuts & Spring Flowers	-3,340.0

MIDDLE RUN CROSSING CHECKING ACCOUNT 1/1/09 - 12/23/09

6/4/09 Deposit Homeowners Fees 395.00 6/17/09 Withdrawal Returned Homeowner's Check -200.00 6/17/09 Withdrawal Returned Homeowner's Check -200.00 6/17/09 Withdrawal Returned Homeowner's Check -200.00 6/17/09 Deposit State of DE Snow Removal Rebate -1.00 7/8/09 1685 Delmarva Power Entrance Signs & Smith Mill Lighting -110.61 7/8/09 1686 Jonathan D. Shipe Repainted Smith Mill Lighting -110.61 7/8/09 1687 Forever Green Landscaping Payground Mulch 7/8/09 Deposit Homeowners Fees 405.42 7/3/090 Deposit Homeowners Fees 405.42 7/3/090 Deposit Re-deposited Returned Homeowner's Check 200.00 8/13/09 Deposit Homeowners Fees 250.00 8/13/09 1690 Delmarva Power Entrance Signs & Smith Mill Lighting -110.51 8/13/09 Deposit Homeowners Fees 250.00 8/13/09 1691 Forever Green Landscaping Homeowners Fees 30.00 8/13/09 1692 Delmarva Power Entrance Signs & Smith Mill Lighting -110.51 8/13/09 1692 Delmarva Power Entrance Signs & Smith Mill Lighting -110.51 8/13/09 1693 Forever Green Landscaping Fertilizer -14,418.00 8/13/09 1694 BC Communities Annual Property Management Fee -14,418.00 8/13/09 1695 Delmarva Power Entrance Signs & Smith Mill Lighting -112.80 8/13/09 1696 Delmarva Power Entrance Signs & Smith Mill Lighting -112.80 8/13/09 1699 Forever Green Landscaping Forever Green Landscaping -110.51 8/13/09 1699 Delmarva Power Entrance Signs & Smith Mill Lighting -112.80 8/13/09 1699 Delmarva Power Entrance Signs & Smith Mill Lighting -110.61 8/13/09		nith Mill Lighting -118.48
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	rioineo miere rece	395.00
		250.00
State of DE Snow Removal Rebate 1,445,55		
17/6/09		k Fee -10.00
Titility		moval Rebate 1,445.55
Total Fund Balance S40,619.3 Total F	The street of girls of on	nith Mill Lighting -110.61
Typing	7/7/09 1686 Jonathan D. Shipe Repainted Smith Mill	Rd Sign -315.00
7/9/09 1687	4 May Lawn & Berm	Cuts, Summer Flowers,
Title		m Cuts, 3 Pond Cuts &
7/30/09 1688 Delmarva Power Entrance Signs & Smith Mill Lighting -110.3* 7/30/09 1689 Jeff Zegna Postage & Envelopes -19.58 7/30/09 Deposit Re-deposited Returned Homeowner's Check 200.00 8/13/09 Deposit Homeowners Fees 250.00 9/3/09 Deposit Homeowners Fees 200.00 9/8/09 1690 Delmarva Power Entrance Signs & Smith Mill Lighting -110.57 9/10/09 Deposit Homeowners Fees 50.00 9/17/09 Deposit Homeowners Fees 50.00 9/17/09 Deposit Homeowners Fees 10.00 10/8/09 1692 Delmarva Power Entrance Signs & Smith Mill Lighting -110.96 10/9/09 1693 Forever Green Landscaping Fertilizer -3,260.00 10/9/09 1694 BC Communities Annual Property Management Fee -14,418.00 10/9/09 1694 BC Communities Annual Property Management Fee -14,418.00 11/5/09 1695 Del	Talparis I is j gi cuita maion	-11,630.00
7/30/09 1689 Jeff Zegna Postage & Envelopes -19.55		405.41
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10/8/09 1692 Delmarva Power Entrance Signs & Smith Mill Lighting -110.99		
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10/16/09 Deposit Homeowners Fees 15.29		
11/5/09		
11/5/09 1696 Delaware Signs 3 No Soliciting Signs & Installation -174.00		
11/5/09 1697 Nationwide Insurance Co. Habitational Insurance -1,886.00		
11/19/09 Deposit Homeowners Fees 200.00 12/5/09 1698 Delmarva Power Entrance Signs & Smith Mill Lighting -110.60 12/5/09 1699 Forever Green Landscaping 4 Oct Lawn & 2 Berm Cuts -1,580.00 12/23/09 Deposit Homeowners Fees 195.00	3 - 3 - 5	
12/5/09 1698 Delmarva Power Entrance Signs & Smith Mill Lighting -110.60 12/5/09 1699 Forever Green Landscaping 4 Oct Lawn & 2 Berm Cuts -1,580.00 12/23/09 Deposit Homeowners Fees 195.00 Checking Account Balance \$8,496.70 Money Market Account Transfer from Expiring CD \$33,030.70 Interest 0.85% 11/24-11/30/09 \$5.30 Total Fund Balance \$41,532.90 Total Fund Balance as of 12/6/08 \$40,619.30		.,,
12/5/09 1699 Forever Green Landscaping 4 Oct Lawn & 2 Berm Cuts -1,580.00		
12/23/09 Deposit Homeowners Fees 195.00	and and digital and on	-110.00
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Checking Account Balance \$8,496.78		
Money Market Account Transfer from Expiring CD \$33,030.76 Interest 0.85% 11/24-11/30/09 \$5.36 Total Fund Balance \$41,532.96 Total Fund Balance as of 12/6/08 \$40,619.36	Tremeeting 1 day	190.00
Money Market Account Transfer from Expiring CD \$33,030.76 Interest 0.85% 11/24-11/30/09 \$5.36 Total Fund Balance \$41,532.96 Total Fund Balance as of 12/6/08 \$40,619.36		
Money Market Account Transfer from Expiring CD \$33,030.76 Interest 0.85% 11/24-11/30/09 \$5.36 Total Fund Balance \$41,532.96 Total Fund Balance as of 12/6/08 \$40,619.36	Checking Account	Ralance \$2.406.75
Total Fund Balance \$41,532.9 Total Fund Balance as of 12/6/08 \$40,619.3	Chooking Account	90,490.70
Total Fund Balance \$41,532.9 Total Fund Balance as of 12/6/08 \$40,619.3	Money Market Account Transfer from Expirir	g CD \$33 020 79
Total Fund Balance \$41,532.9 Total Fund Balance as of 12/6/08 \$40,619.3		
Total Fund Balance as of 12/6/08 \$40,619.3	microst 0.00 / 0 11/24	\$5.50
Total Fund Balance as of 12/6/08 \$40,619.3	Total Fund Ralance	\$44 522 04
	Total Fully Dalance	ψ 41,332.9 1
	Total Fund Ralance	as of 12/6/08 \$40.640.29
Date out No. 22 V	Total Fund Balance	φ40,019.30
Better (Worse) than Prior Year \$913.5		



4905 Mermaid Blvd.
Wilmington, Delaware 19808
Phone: 302.234.7710 • Fax: 302.234.7718

MIDDLE RUN CROSSING SERVICE CORPORATION 2010 Annual Budget

Grasscutting and Landscaping Maintenance - 23 cuts of open space - mulching of beds and trimming - 3 step fertilization program in areas designated - 3 seasons of flowers at 3 entrances	\$14,360.00
Insurance General Liability Directors and Officers	\$ 2,100.00
Snow and Ice Removal	\$10,275.00
General Open Space Repairs and Improvements	\$ 8,352.00
Utilities Electric	\$.960.00
Miscellaneous Capital Reserves Legal fees Administrative costs Property Management Taxes (annual filing fee, property tax)	\$ 0.00 \$ 500.00 \$ 1,000.00 \$14,418.00 \$ 100.00 \$16,018.00
Total	\$52,065.00
2009 Assessment per lot based on 267 lots	\$195.00/year