

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

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

*Easter Egg
 Hunt -
let som know
about date to
avoid fertilizer*

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	-10.00
6/18/09	Deposit		State of DE Snow Removal Rebate	1,445.55
7/9/09	Deposit		Homeowners Fees	405.41
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
9/10/09	Deposit		Homeowners Fees	50.00
9/17/09	Deposit		Homeowners Fees	197.93
10/16/09	Deposit		Homeowners Fees	15.29
11/19/09	Deposit		Homeowners Fees	200.00
12/23/09	Deposit		Homeowners Fees	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
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	1687	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	1693	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

11/5/09	1695	Delmarva Power	Entrance Signs & Smith Mill Lighting	-112.84
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
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
			Total Expenses	-\$54,795.71

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		Homeowners Fees	6,825.00
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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
9/10/09	Deposit		Homeowners Fees	50.00
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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	\$8,496.75
		Money Market Account	Transfer from Expiring CD	\$33,030.78
			Interest 0.85% 11/24-11/30/09	\$5.38
			Total Fund Balance	\$41,532.91
			Total Fund Balance as of 12/6/08	\$40,619.38
			Better (Worse) than Prior Year	\$913.53

BC
Communities

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