

	MEADOW CREEK WEST HOA	14.50 dollar increase	15.50 dollar increase	\$17.50 increase
	2013 Budget \$192.50 ANNUAL	\$159.50 yearly	\$175 yearly	\$192.50
	INCOME (62 homes)	2011 Budget	2012 Budget	2013 Budget
6310	Assessment	\$9,889	\$10,850	\$11,935
6311	Capital Reserve	0	0	0
6911	Interest Income MMR	25	25	25
6912	Interest Income CD	0	0	0
	Total Income	\$9,914	\$10,875	\$11,960
	EXPENSES			
	(General and Administrative)			
7010	Management Fees	\$4,200	\$4,200	\$4,200
7140	Audit Fees	550	550	550
7160	Legal	400	250	250
7260	Postage	150	125	125
7280	Property Insurance	375	575	575
7320	Office Supplies	200	150	150
7425	Guilford County Tax	20	20	20
7500	Resident Activity	35	250	250
7505	Website	360	360	360
7890	General and Administrative	60	60	60
	Total General & Administrative	\$6,350	\$6,540	\$6,540
	(Repair Expense)			
8320	Repairs	\$150	\$150	\$150
	Total repairs	\$150	\$150	\$150
	(Utilities)			
8910	Electricity	\$265	\$275	\$300
	Total Utilities	\$265	\$275	\$300
	(Maintenance)			
9010	Tree Removal-maintenance	\$150	\$300	\$400
9025	Grounds -new and replacement	100	100	100
9190	Electrical repairs	50	50	50
9260	Signage Maintenance/Repairs	0	0	0
9580	Misc. Maintenance	0	0	0
	Total Maintenance	\$300	\$450	\$550
	(Contract Services)			
9610	Lawn Maintenance	\$4,680	\$4,800	\$4,800
	Total Contract Services	\$4,680	\$4,800	\$4,800
	(Reserve Expenses)			
9985	Drainage Improvements	0	0	0
9990	Entrance/Landscape/Recreation	0	0	\$2,500
	Total Reserves Used	\$0	\$0	\$2,500
	Total Operating Expenses	\$11,745	\$12,215	\$12,340
	Total of All Expenses	\$11,745	\$12,215	\$14,840
	income - expenses carried forward	-\$1,831	-\$1,340	-\$2,880