

	<b>MEADOW CREEK WEST HOA</b>	15.50 dollar increase	\$17.50 increase	\$19.25 increase
	<b>2013 Budget \$192.50 ANNUAL</b>	\$175 yearly	\$192.50	\$211.75
	INCOME (62 homes)	<b>2012 Budget</b>	<b>2013 Budget</b>	<b>2014 Budget</b>
6310	Assessment	<b>\$10,850</b>	<b>\$11,935</b>	<b>\$13,129</b>
6311	Capital Reserve	0	0	0
6911	Interest Income MMR	25	25	25
6912	Interest Income CD	0	0	0
	<b>Total Income</b>	<b>\$10,875</b>	<b>\$11,960</b>	<b>\$13,154</b>
	EXPENSES			
	(General and Administrative)			
7010	Management Fees	\$4,200	\$4,200	\$4,500
7140	Audit Fees	550	550	700
7160	Legal	250	250	250
7260	Postage	125	125	125
7280	Property Insurance	575	575	515
7320	Office Supplies	150	150	150
7425	Guilford County Tax	20	20	20
7500	Resident Activity	250	250	250
7505	Website	360	360	360
7890	General and Administrative	60	60	60
	<b>Total General &amp; Administrative</b>	<b>\$6,540</b>	<b>\$6,540</b>	<b>\$6,930</b>
	(Repair Expense)			
8320	Repairs	\$150	\$150	\$150
	<b>Total repairs</b>	<b>\$150</b>	<b>\$150</b>	<b>\$150</b>
	(Utilities)			
8910	Electricity	\$275	\$300	\$275
	<b>Total Utilities</b>	<b>\$275</b>	<b>\$300</b>	<b>\$275</b>
	(Maintenance)			
9010	Tree Removal-maintenance	\$300	\$400	\$250
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
	<b>Total Maintenance</b>	<b>\$450</b>	<b>\$550</b>	<b>\$400</b>
	(Contract Services)			
9610	Lawn Maintenance	\$4,800	\$4,800	\$4,800
	<b>Total Contract Services</b>	<b>\$4,800</b>	<b>\$4,800</b>	<b>\$4,800</b>
	(Reserve Expenses)			
9985	Drainage Improvements	0	0	0
9990	Entrance/Landscape/Recreation	0	\$2,500	\$0
	<b>Total Reserves Used</b>	<b>\$0</b>	<b>\$2,500</b>	<b>\$0</b>
	<b>Total Operating Expenses</b>	<b>\$12,215</b>	<b>\$12,340</b>	<b>\$12,555</b>
	<b>Total of All Expenses</b>	<b>\$12,215</b>	<b>\$14,840</b>	<b>\$12,555</b>
	income - expenses carried forward	-\$1,340	-\$2,880	\$599