

| MEADOW CREEK WEST HOA | | | | | | |
|-----------------------------------|----------------------------------|-------------------|----------|------------------------|-------------|------------------------|
| 2017 Budget \$21 monthly | | \$19.25 per month | actuals | \$21 dollars per month | anticipated | \$21 dollars per month |
| INCOME (62 homes) | | 2015 Budget | 2015 | 2016 Budget | 2016 | 2017 Budget |
| 6310 | Assessment (\$18.00 per month) | \$14,322 | \$14,322 | \$14,880 | \$14,880 | \$13,392 |
| 6311 | Capital Reserve (3.00 per month) | 0 | 0 | 744 | 744 | 2,232 |
| 6911 | Interest Income MMR | 5 | 5 | 5 | 5 | 5 |
| Total Income | | \$14,327 | \$14,327 | \$15,629 | \$15,629 | \$15,629 |
| EXPENSES | | | | | | |
| (General and Administrative) | | | | | | |
| 7010 | Management Fees | \$4,500 | \$4,500 | \$4,740 | \$4,740 | \$4,740 |
| 7140 | Audit Fees | 700 | 700 | 700 | 700 | 700 |
| 7160 | Legal | 250 | 1435 | 500 | 205 | 250 |
| 7250 | Bank Charges | 240 | 240 | 0 | 0 | 0 |
| 7260 | Postage | 160 | 240 | 180 | 95 | 125 |
| 7280 | Property Insurance | 515 | 499 | 515 | 499 | 500 |
| 7320 | Office Supplies | 175 | 320 | 200 | 150 | 150 |
| 7425 | Guilford County Tax | 25 | 0 | 0 | 0 | 0 |
| 7500 | Resident Activity | 100 | 95 | 50 | 50 | 50 |
| 7505 | Website | 360 | 360 | 360 | 360 | 360 |
| 7890 | General and Administrative | 175 | 85 | 100 | 85 | 85 |
| 7990 | Bad Debt write off | 0 | 466 | 0 | 0 | 0 |
| Total General & Administrative | | \$7,200 | \$8,940 | \$7,345 | \$6,884 | \$6,960 |
| (Repair Expense) | | | | | | |
| 8320 | Repairs | \$150 | \$50 | \$150 | \$71 | \$150 |
| Total repairs | | \$150 | \$50 | \$150 | \$71 | \$150 |
| (Utilities) | | | | | | |
| 8910 | Electricity | \$275 | \$272 | \$300 | \$297 | \$300 |
| Total Utilities | | \$275 | \$272 | \$300 | \$297 | \$300 |
| (Maintenance) | | | | | | |
| 9010 | Tree Removal-maintenance | \$250 | \$0 | \$350 | \$476 | \$400 |
| 9025 | Grounds -new and replacement | 100 | 0 | 100 | 0 | 100 |
| 9190 | Electrical repairs | 100 | 70 | 100 | 74 | 100 |
| 9260 | Signage Maintenance/Repairs | 0 | 0 | 0 | 125 | 75 |
| 9580 | Misc. Maintenance | 250 | 0 | 250 | 0 | 50 |
| Total Maintenance | | \$700 | \$70 | \$800 | \$675 | \$725 |
| (Contract Services) | | | | | | |
| 9610 | Lawn Maintenance | \$4,500 | \$4,150 | \$4,500 | \$2,625 | \$3,000 |
| Total Contract Services | | \$4,500 | \$4,150 | \$4,500 | \$2,625 | \$3,000 |
| Total of operating expenses | | \$12,825 | \$13,482 | \$13,095 | \$10,552 | \$11,135 |
| Revenue over operating costs | | \$1,502 | \$845 | \$2,534 | \$5,077 | \$4,494 |
| (Reserve Expenses) | | | | | | |
| 9985 | Drainage Improvements | \$500 | \$0 | \$500 | \$1,100 | \$500 |
| 9990 | Entrance/Landscape/Recreation | \$0 | \$0 | \$100 | \$0 | \$100 |
| Total Reserves Used | | \$500 | \$0 | \$600 | \$1,100 | \$600 |
| Total of all Expenses | | \$13,325 | \$13,482 | \$13,695 | \$11,652 | \$11,735 |
| income - expenses carried forward | | \$1,002 | \$845 | \$1,934 | \$3,977 | \$3,894 |