

MEADOW CREEK WEST HOA						
2017 Budget \$21 monthly		\$19.25 per month 2015 Budget	actuals 2015	\$21 dollars per month 2016 Budget		\$21 dollars per month 2017 Budget
INCOME (62 homes)				2016	2017	
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
9180	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