

	MEADOW CREEK WEST HOA					
	2019 Budget \$21 monthly	\$21 dollars per month	\$21 dollars per month	\$21 dollars per month	\$21 dollars per month	\$21 dollars per month
	INCOME (62 homes)	2017 Budget	2017 actuals	2018 Budget	2018 anticipated	2019 Budget
6310	Assessment (\$18.00 per month)	\$13,392	\$13,392	\$13,392	\$13,392	\$13,392
6311	Capital Reserve (3.00 per month)	2,232	2,232	2,232	2,232	2,232
6340	Late fee income	0	350	218	400	0
6360	Misc income	0	0	0	0	0
6911	Interest Income MMR	5	5	7	19	7
	Total Income	\$15,629	\$15,979	\$15,849	\$16,043	\$15,631
	EXPENSES					
	(General and Administrative)					
7010	Management Fees	\$4,740	\$4,740	\$4,740	\$4,740	\$5,100
7140	Audit Fees	700	700	700	700	700
7160	Legal	250	246	250	0	250
7260	Postage	125	139	140	140	150
7280	Property Insurance	500	500	500	500	500
7320	Office Supplies	150	200	140	136	150
7500	Resident Activity	50	100	100	1000	100
7505	Website	360	360	360	360	360
7890	General and Administrative	85	60	100	185	150
7990	Bad Debt write off	0	0	0	0	0
	Total General & Administrative	\$6,960	\$7,045	\$7,030	\$7,761	\$7,460
	(Repair Expense)					
8320	Repairs	\$150	\$250	\$150	\$175	\$250
	Total repairs	\$150	\$250	\$150	\$175	\$250
	(Utilities)					
8910	Electricity	\$300	\$315	\$300	\$375	\$385
	Total Utilities	\$300	\$315	\$300	\$375	\$385
	(Maintenance)					
9010	Tree Removal-maintenance	\$400	\$565	\$400	\$900	\$750
9025	Grounds -new and replacement	100	0	100	350	350
9190	Electrical repairs	100	0	100	0	100
9260	Signage Maintenance/Repairs	75	32	75	50	50
9580	Misc. Maintenance	50	900	900	900	900
	Total Maintenance	\$725	\$1,497	\$1,575	\$2,200	\$2,150
	(Contract Services)					
9610	Lawn Maintenance	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625
	Total Contract Services	\$2,625	\$2,625	\$2,625	\$2,625	\$2,625
	Total of operating expenses	\$10,760	\$11,732	\$11,680	\$13,136	\$12,870
	Revenue over operating costs	\$4,869	\$4,247	\$4,169	\$2,907	\$2,761
	(Reserve Expenses)					
9985	Drainage Improvements	\$500	\$350	\$500	\$250	\$250
9990	Entrance/Landscape/Recreation	\$100	\$250	\$100	\$0	\$100
	Total Reserves Used	\$600	\$600	\$600	\$250	\$350
	Total of all Expenses	\$11,360	\$12,332	\$12,280	\$13,386	\$13,220
	income - expenses carried forward	\$4,269	\$3,647	\$3,569	\$2,657	\$2,411