

	MEADOW CREEK WEST HOA					
	2021 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)	2019 Budget	2019 actuals	2020 Budget	2020 anticipated	2021 Budget
6310	Assessment (\$17.00 per month)	\$13,392	\$13,392	\$12,648	\$12,648	\$12,648
6311	Capital Reserve (4.00 per month)	2,232	2,232	2,976	2,976	2,976
6340	Late fee income	0	0	0	0	0
6360	Misc income	0	0	0	0	0
6911	Interest Income MMR	7	22	25	36	25
	Total Income	\$15,631	\$15,646	\$15,649	\$15,660	\$15,649
	EXPENSES					
	(General and Administrative)					
7010	Management Fees	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100
7140	Audit Fees	700	700	700	750	750
7160	Legal	250	0	250	0	250
7260	Postage	150	185	160	175	175
7280	Property Insurance	500	500	500	500	500
7320	Office Supplies	150	255	180	225	225
7500	Resident Activity	100	195	100	100	100
7505	Website	360	360	360	360	360
7890	General and Administrative	150	85	190	190	190
7990	Bad Debt write off	0	0	0	0	0
	Total General & Administrative	\$7,460	\$7,380	\$7,540	\$7,400	\$7,650
	(Repair Expense)					
8320	Repairs	\$250	\$50	\$250	\$125	\$175
	Total repairs	\$250	\$50	\$250	\$125	\$175
	(Utilities)					
8910	Electricity	\$385	\$330	\$385	\$340	\$345
	Total Utilities	\$385	\$330	\$385	\$340	\$345
	(Maintenance)					
9010	Tree Removal-maintenance	\$750	\$750	\$750	\$350	\$750
9025	Grounds -new and replacement	350	756	350	1500	1000
9190	Electrical repairs	100	113	100	225	200
9260	Signage Maintenance/Repairs	50	21	50	50	50
9580	Misc. Maintenance	900	1550	900	700	750
	Total Maintenance	\$2,150	\$3,190	\$2,150	\$2,825	\$2,750
	(Contract Services)					
9610	Lawn Maintenance	\$2,625	\$3,000	\$3,000	\$3,000	\$3,000
	Total Contract Services	\$2,625	\$3,000	\$3,000	\$3,000	\$3,000
	Total of operating expenses	\$12,870	\$13,950	\$13,325	\$13,690	\$13,920
	Revenue over operating costs	\$2,761	\$1,696	\$2,324	\$1,970	\$1,729
	(Reserve Expenses)					
9985	Drainage Improvements	\$250	\$950	\$250	\$1,500	\$750
9990	Entrance/Landscape/Recreation	\$100	\$920	\$1,000	\$250	\$500
	Total Reserves Used	\$350	\$1,870	\$1,250	\$1,750	\$1,250
	Total of all Expenses	\$13,220	\$15,820	\$14,575	\$15,440	\$15,170
	income - expenses carried forward	\$2,411	-\$174	\$1,074	\$220	\$479