

Meadows At Rock Creek Homeowners Association

Annual/Budget Meeting

November 19, 2009

Maple Valley Community Center
22010 SE 248th Street
Maple Valley, WA 98038

7:00-8:30 PM

MEETING AGENDA

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|--------------|-------------------------------------|----------------------|
| I. | Welcome | |
| II. | Introduction of Board Members/ACC | President |
| III. | Approve 2007 Annual Meeting Minutes | President |
| IV. | President's Report | President |
| | a. Power Point Presentation | |
| V. | ACC Report | ACC Chair |
| VI. | 2010 Budget Presentation | Treasurer |
| | a. Question & Answer to Budget Only | |
| | b. 2009 Budget Review | |
| | c. 2009 Audit | |
| VII. | Election of Officers-3 Positions | President/Assoc. Mgr |
| | a. Nominations | |
| | b. Close Nominations | |
| | c. Vote | |
| VIII. | Open Forum | President |
| IX. | Election Results | President |
| X. | Drawings | President |
| XI. | Adjourn | |

****Only members in good standing will be eligible to vote and run for office.**

Proxy on reverse side

**Meadows @ Rock Creek Homeowners Association
2010 Budget**

INCOME

Assessment Income	\$152,900.00
Interest Income (Liens)	5,400.00
Late Fee Income	1,350.00
Transfer Fee Income	<u>8,100.00</u>

TOTAL INCOME **\$167,750.00**

EXPENSE

Accounting	\$2,100.00
Capital Improvement/Major Repairs	10,000.00
Electricity	12,000.00
Electrical Repair	500.00
Functions/Facilities	3,000.00
Insurance	2,800.00
Landscaping	32,910.00
Legal Fees	15,000.00
License Fees	10.00
Lien Filing Fee	2,000.00
Maintenance	2,000.00
Management	22,800.00
Miscellaneous	1,000.00
Newsletter	1,000.00
Postage	1,500.00
Services	500.00
Special Mailouts	2,000.00
Supplies	1,500.00
Taxes	1,000.00
Water/Sewer	15,000.00
Website	2,000.00
Welcome Packets	<u>2,000.00</u>

TOTAL EXPENSES **\$130,520.00**

Nov 09 OUTSTANDING EXPENSES **\$17,036.97**

NET INCOME **\$20,193.03**

Meadows At Rock Creek Homeowners Association

Income Statement

	Jan 08-Dec 08	Jan 09-Sep 09
INCOME		
Assessment Income	\$142,076.74	\$136,352.90
Interest Income (Banks)	36.49	33.52
Interest Income (Liens)	380.25	895.18
Late Fee Income	4,619.69	4,945.00
Other Income	3,622.25	11,831.31
Lien Filing Fee Income	1,800.00	2,670.00
Transfer Fee Income	7,415.33	10,284.67
TOTAL INCOME	\$159,950.75	\$167,012.58
EXPENSE		
Accounting Services	\$2,070.00	\$5,320.00
Bank Fees	0.00	5.00
Capital Improv/Major Repairs	14,988.44	9,794.34
Electricity	16,872.88	7,332.19
Electrical Repair	246.11	190.75
Functions/Facilities	2,272.54	2,329.82
Insurance	2,837.00	3,795.00
Landscaping	57,446.13	55,613.56
Lease Payments	0.00	12,251.08
Legal Fees	10,804.30	21,939.95
Lien Recording Fee	3,692.50	2,322.00
License Fees	20.00	0.00
Maintenance	5,135.70	450.00
Management	17,100.00	17,514.00
Postage	1,317.61	135.36
Services	210.00	0.00
Special Services	2,546.75	308.25
Storage	0.00	34.83
Supplies	892.99	646.18
Taxes	131.55	191.79
Water/Sewer	14,727.50	12,370.49
Welcome Packet	2,137.56	2,172.01
TOTAL EXPENSE	\$155,449.56	\$154,716.60
NET INCOME	\$4,501.19	\$12,295.98