

# Meadows At Rock Creek Homeowners Association

Annual/Budget Meeting

November 12, 2012

*Continued to:  
January 17, 2013*

Maple Valley Community Center  
22010 SE 248<sup>th</sup> Street  
Maple Valley, WA 98038

7:00-8:30 PM

## MEETING AGENDA

- I. Welcome
- II. Quorum Established
- III. Introduction of Board Members/ACC President
- IV. Approve January 2012 Annual Meeting Minutes President
- V. President's Report President
- VI. ACC Report ACC Chair
- VII. 2013 Budget Presentation Treasurer
  - a. Question & Answer to Budget Only
  - b. 2012 Budget Review
- VIII. Election of Officers President/Assoc. Mgr
  - a. Nominations
  - b. Close Nominations
  - c. Vote
- IX. Open Forum President
- X. Election Results President
- XI. Drawings President
- XII. Adjourn

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

**Proxy on reverse side**

# Meadows At Rock Creek Homeowners Association

## Annual/Budget Meeting

January 17, 2013

Maple Valley Community Center  
22010 SE 248<sup>th</sup> Street  
Maple Valley, WA 98038

7:00-8:30 PM

### MEETING AGENDA

- |              |   |                      |
|--------------|---|----------------------|
| <b>I.</b>    | Welcome                                     |                      |
| <b>II.</b>   | Quorum Established                          |                      |
| <b>III.</b>  | Introduction of Board Members/ACC           | President            |
| <b>IV.</b>   | Approve January 2012 Annual Meeting Minutes | President            |
| <b>V.</b>    | President's Report                          | President            |
| <b>VI.</b>   | ACC Report                                  | ACC Chair            |
| <b>VII.</b>  | 2013 Budget Presentation                    | Treasurer            |
|              | a. Question & Answer to Budget Only         |                      |
|              | b. 2012 Budget Review                       |                      |
| <b>VIII.</b> | Election of Officers                        | President/Assoc. Mgr |
|              | a. Nominations                              |                      |
|              | b. Close Nominations                        |                      |
|              | c. Vote                                     |                      |
| <b>IX.</b>   | Open Forum                                  | President            |
| <b>X.</b>    | Election Results                            | President            |
| <b>XI.</b>   | Drawings                                    | President            |
| <b>XII.</b>  | Adjourn                                     |                      |

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

**Proxy on reverse side**

**Meadows @ Rock Creek Homeowners Association  
2013 Budget**

**INCOME**

Assessment Income	\$152,900.00
Interest Income (Liens)	1,000.00
Transfer Fee Income	<u>5,000.00</u>

<b>TOTAL INCOME</b>	<b>\$158,900.00</b>
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**EXPENSE**

Accounting	\$2,100.00
Bad Debt	15,200.00
Capital Improvement/Major Repairs	5,000.00
Electricity	12,000.00
Electrical Repair	1,000.00
Functions/Facilities	3,000.00
Insurance	3,000.00
Landscaping	30,400.00
Lease Payments	20,000.00
Legal Fees	20,000.00
License Fees	10.00
Lien Filing Fee	2,000.00
Maintenance	2,000.00
Management	22,800.00
Miscellaneous	1,000.00
Postage	1,000.00
Extra Services	1,000.00
Supplies	500.00
Taxes	1,000.00
Water/Sewer	10,000.00
Website	1,000.00
Welcome Packets	<u>1,500.00</u>

<b>TOTAL EXPENSE</b>	<b>\$155,510.00</b>
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<b>NET INCOME</b>	<b>\$3,390.00</b>
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MEADOWS AT ROCK CREEK HOMEOWNE  
716 W Meeker Street  
Suite 101  
Kent, WA 98032  
Phone: (253) 852-3000  
Fax: (253) 852-1417

## Income Statement

Cash  
1/1/2012 thru 10/31/2012

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Release 9.08

1/1/2012 - 10/31/2012

### Ordinary Income/Expense

#### Income

4110.Assessment	\$143,435.86
4120.Interest (Bank)	\$20.00
4125.Interest (Late Fee)	\$1,169.89
4130.Late Fee	\$3,911.47
4135.Legal Fee	\$12,959.94
4171.Lien	\$2,206.60
4140.NSF Charge	\$7.50
4150.Other Income	\$1,600.00
4180.Transfr Fee-New Ownr	\$5,100.00

#### Total Income

\$170,411.26

### Total Gross Profit

\$170,411.26

#### Expenses

5115.Accounting Services	\$1,900.00
5128.Back Flow Testing	\$59.73
5126.Bank Fees	\$515.95
5170.Electric	\$8,206.91
5180.Electrical Repairs	\$606.63
5412.Extra Services	\$1,154.74
5185.Functions/Facilites	\$1,202.79
5240.Insurance	\$3,114.00
5250.Landscaping	\$25,599.79
5260.Lease Payments	\$17,547.00
5270.Legal Fees	\$20,256.70
5272.Legal Fees-Unrcvrble	\$259.00
5275.Lien Recording Fee	\$1,544.00
5290.Maintenance/Repairs	\$14,175.13
5300.Management Fees	\$19,460.00
5360.Postage	\$538.86
5388.Reserve Study	\$880.00
5415.Storage-Iron Mtn	\$603.18
5420.Supplies	\$1,082.50
5426.Taxes-Property	\$196.96
5500.Water/Sewer	\$10,436.88
5505.Website	\$895.00
5510.Welcome Packets	\$1,381.56

#### Total Expenses

\$131,617.31

### Total Ordinary Income/Expense

\$38,793.95

### Total Net Income

\$38,793.95