Meadows At Rock Creek Homeowners Association

Annual/Budget Meeting

November 17, 2010 continued to 1/20/11

Maple Valley Community Center
22010 SE 248th 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 2009 Annual Meeting Minutes	President
V.	President's Report a. Power Point Presentation	President
VI.	ACC Report	ACC Chair
VII.	2011 Budget Presentation a. Question & Answer to Budget Only b. 2010 Budget Review	Treasurer
VIII.	Election of Officers-2 Positions a. Nominations b. Close Nominations c. Vote	President/Assoc. Mgr
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

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January 20, 2011

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Meadows @ Rock Creek Homeowners Association
2011 Budget

INCOME

Assessment Income	$152,900.00	
Interest Income (Liens)	1,000.00	
Transfer Fee Income	5,000.00	
TOTAL INCOME		**$158,900.00**

EXPENSE

Accounting	$2,100.00	
Bad Debt	5,000.00	
Capital Improvement/Major Repairs	10,000.00	
Electricity	12,000.00	
Electrical Repair	1,000.00	
Functions/Facilities	3,000.00	
Insurance	3,000.00	
Landscaping	32,910.00	
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	
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	10,000.00	
Website	1,000.00	
Welcome Packets	1,500.00	
TOTAL EXPENSE		**$156,820.00**
NET INCOME		**$2,080.00**
Transfer to Reserves		**$2,080.00**
NET PROFIT		**$0.00**

Meadows At Rock Creek Homeowners Association

Income Statement

	Jan 09-Dec 098	Jan 10-Nov 10
INCOME		
Assessment Income	$147,241.20	$130,340.64
Interest Income (Banks)	39.64	21.50
Interest Income (Liens)	1,042.49	1,026.57
Late Fee Income	5,979.31	5,258.47
Other Income	11,859.06	5,500.82
Lien Filing Fee Income	4,250.00	2,457.54
Transfer Fee Income	12,384.67	5,412.75
TOTAL INCOME	**$182,796.37**	**$150,018.29**
EXPENSE		
Accounting Services	$5,320.00	$2,000.00
Bank Fees	5.00	106.95
Back Flow Testing	0.00	54.30
Capital Improv/Major Repairs	9,794.34	0.00
Electricity	10,013.26	10,304.83
Electrical Repair	382.37	665.32
Functions/Facilities	2,504.82	2,297.86
Insurance	3,795.00	2,842.00
Landscaping	64,024.80	32,740.18
Lease Payments	15,845.94	19,533.99
Legal Fees	27,593.32	45,786.49
Lien Recording Fee	4,032.00	2,032.50
License Fees	0.00	10.00
Maintenance	650.00	1,075.80
Management	23,352.00	21,406.00
Miscellaneous	0.00	0.00
Newsletters	0.00	0.00
Postage	146.36	414.22
Services	0.00	0.00
Extra Services	580.50	935.20
Storage	79.92	52.13
Supplies	1,309.33	494.69
Taxes	191.79	145.17
Water/Sewer	13,000.87	8,985.20
Website	0.00	205.47
Welcome Packet	2,792.11	1,211.04
TOTAL EXPENSE	**$185,413.73**	**$153,299.34**
NET INCOME	**($2,617.36)**	**($3,281.05)**