

Meadow Creek
Community Organization

April 1 2021 - March 31, 2022 Operating Budget

Item	2022/ 2023 Annual Budget	2021/ 2022 Annual Budget	Change From Prior Year	2021/22 Actual thru Feb 2022	2020/21 Actual thru March 2021	Comments
ANNUAL DUES	\$ (18,900.00)	\$ (17,550.00)	\$ (1,350.00)	\$ (17,550.00)	\$ (17,550.00)	\$700 times 27 households in the community
Interest Income	\$ (12.00)	\$ (12.00)	\$ -	\$ (6.66)	\$ (12.33)	Expecting lower rates in 2021/22
OPERATING EXPENSE						
* Maintenance (regular)						
Fredy Hernandez	\$ 8,184.00	\$ 7,788.00	\$ 396.00	\$ 7,139.00	\$ 7,788.00	\$30+tax increase
Maintenance (occasional)	\$ 500.00	\$ 500.00	\$ -	\$ -	\$ 238.18	Covers aeration and one time charges
Landscape Repairs (Annual)						
Irrigation repairs (as needed) and start up/shut down	\$ 100.00	\$ 100.00	\$ -	\$ 256.80	\$ 80.00	Aqua Containment backflow testing
Entry lights (as needed)	\$ 100.00	\$ 100.00	\$ -			
Sub total - Landscape Repairs (Annual)	\$ 200.00	\$ 200.00	\$ -	\$ 256.80	\$ 80.00	
Utilities						
Electric (Entry Meter # U019616811, Park Meter # U10018862, 5 Street Lights)	\$ 720.00	\$ 600.00	\$ 120.00	\$ 536.40	\$ 636.22	
Water meter # 6491454 (Entry)	\$ 1,799.00	\$ 1,572.00	\$ 227.00	\$ 1,897.04	\$ 1,468.20	Monthly billing allows quicker identification of issues
Water meter # 6491451 (Park)	\$ 1,799.00	\$ 1,422.00	\$ 377.00	\$ 1,615.14	\$ 1,420.57	Monthly billing allows quicker identification of issues
Sub total - Utilities	\$ 4,318.00	\$ 3,594.00	\$ 724.00	\$ 4,048.58	\$ 3,524.99	
Social Events						
Gift Baskets	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ -	
Neighbor Day	\$ 700.00	\$ 700.00	\$ -	\$ 653.01	\$ 699.12	Neighbor day expenses
Ice Creem Social	\$ -	\$ -	\$ -	\$ -	\$ -	
Halloween Parade	\$ 150.00	\$ 150.00	\$ -	\$ -	\$ 129.79	
Annual Meeting	\$ 100.00	\$ 100.00	\$ -	\$ -	\$ -	
Sub total - Social Events	\$ 1,050.00	\$ 1,050.00	\$ -	\$ 653.01	\$ 828.91	More community events as a result of COVID impacts
Administrative and Other						
General liability Insurance (community prprty,esmnts)	\$ 1,136.00	\$ 1,136.00	\$ -	\$ 1,136.00	\$ 964.00	Rates are up for insurance coverage
Directors and Officers Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	
Taxes (Common Areas)	\$ 500.00	\$ 470.00	\$ 30.00	\$ -	\$ 461.97	Taxes to be paid in March - King County Rates increase
Website	\$ 500.00	\$ 50.00	\$ 450.00	\$ -	\$ 4.99	Three year subscription paid in 2019/2020 Should be due in 2022
Administration - meeting space, postage, copying	\$ 52.00	\$ 52.00	\$ -	\$ 67.24	\$ 54.99	Annual Quicken cost
Contingency	\$ 60.00	\$ 60.00	\$ -			
Sub total - Administration and Other	\$ 2,248.00	\$ 1,768.00	\$ 480.00	\$ 1,203.24	\$ 1,485.95	
Sub Total Operating Expenses	\$ 16,500.00	\$ 14,900.00	\$ 1,600.00	\$ 13,300.63	\$ 13,946.03	

	Reserves 2023	Reserves 2022	Change From Prior Year		
RESERVES					
Opening Cash					
Landscape Materials/Labor					
Rebarking (add 1")	\$ -	\$ -	\$ -		
Entry 1x every 2 years (estimated)	\$ 200.00	\$ 200.00	\$ -		
Inglewood Hill Rd 1x every 2 years (estimated)	\$ 400.00	\$ 400.00	\$ -		
Park annually (estimated)	\$ 400.00	\$ 400.00	\$ -		
Plant replacement	\$ 100.00	\$ 100.00	\$ -		
General Reserves					
Fence refinish - 120 lf - 25 % annual allowance	\$ -	\$ -	\$ -		\$ 10,980.00
Fence reserve for repair and replace (10%)	\$ -	\$ -	\$ -		
Park equipment/toys	\$ -	\$ -	\$ -	\$ 345.67	
Asphalt repairs at park	\$ -	\$ -	\$ -		
**Fence restain +880 lf (1x every 4 years)	\$ -	\$ -	\$ -		
**Fence reserve for repair and replace	\$ -	\$ -	\$ -		
Repair/Replace metal rail at bridge	\$ -	\$ -	\$ -		
Mailboxes / Signs	\$ -	\$ -	\$ -		
Gravel replacement at maintenance road to park	\$ -	\$ -	\$ -		
SUB TOTAL RESERVES	\$ 1,100.00	\$ 1,100.00	\$ -	\$ 345.67	\$ 10,980.00
GRAND TOTAL EXPENSES	\$ 17,600.00			\$ 13,646.30	\$ 24,926.03
Cash B/f	\$ (10,645.80)			\$ (6,735.44)	\$ (14,099.14)
Current cash movement	\$ (1,300.00)			\$ (3,910.36)	\$ 7,363.70
NET CASH BALANCE	\$ (11,945.80)			\$ (10,645.80)	\$ (6,735.44)
Annual Dues per homeowner					
Actual to be assessed	\$ 700.00				
Supplemental - September	\$ -				

Mulch paid in 2019. Will rebark in 2021
 Mulch paid in 2019. Will rebark in 2021
 Mulch paid in 2019. Will rebark in 2021

Fence re-stain and major repairs in 2020. Next in 2025/2026
 Major repairs/updates completed in 2018