

Meadows-Ferndale Homeowners' Association

Monthly Financial Status Report

Status as of: End of Month (EOM) December 2019

Note: For an explanation of the numbers and trends in this report see the Treasurer's Report for the corresponding month (attached to Board meeting minutes).

Meadows-Ferndale HOA
Budget Summary: Through December 2019

BUDGET BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessmaent Income	100,080	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340
Reserve Income													
Initial Contributions	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	100,080	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340
EXPENSES													
General & Administrative	31,960	2,663	2,663	2,663	2,663	2,663	2,663	2,663	2,663	2,663	2,663	2,663	2,663
Utilities	8,400	700	700	700	700	700	700	700	700	700	700	700	700
Maintenance	18,700	1,558	1,558	1,558	1,558	1,558	1,558	1,558	1,558	1,558	1,558	1,558	1,558
Contract Services	32,520	2,710	2,710	2,710	2,710	2,710	2,710	2,710	2,710	2,710	2,710	2,710	2,710
Reserve Transactions	8,500	708	708	708	708	708	708	708	708	708	708	708	708
TOTAL EXPENSES	100,080	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340	8,340
NET	0	0	0	0	0	0	0	0	0	0	0	0	0

BUDGET CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessment Income	100,080	8,340	16,680	25,020	33,360	41,700	50,040	58,380	66,720	75,060	83,400	91,740	100,080
Reserve Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Initial Contributions	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	100,080	8,340	16,680	25,020	33,360	41,700	50,040	58,380	66,720	75,060	83,400	91,740	100,080
EXPENSES													
General & Administrative	31,960	2,663	5,327	7,990	10,653	13,317	15,980	18,643	21,307	23,970	26,633	29,297	31,960
Utilities	8,400	700	1,400	2,100	2,800	3,500	4,200	4,900	5,600	6,300	7,000	7,700	8,400
Maintenance	18,700	1,558	3,117	4,675	6,233	7,792	9,350	10,908	12,467	14,025	15,583	17,142	18,700
Contract Services	32,520	2,710	5,420	8,130	10,840	13,550	16,260	18,970	21,680	24,390	27,100	29,810	32,520
Reserve Transactions	8,500	708	1,417	2,125	2,833	3,542	4,250	4,958	5,667	6,375	7,083	7,792	8,500
TOTAL EXPENSES	100,080	8,340	16,680	25,020	33,360	41,700	50,040	58,380	66,720	75,060	83,400	91,740	100,080
NET	0	0	0	0	0	0	0	0	0	0	0	0	0

Meadows-Ferndale HOA
Budget Summary: Through December 2019

ACTUAL BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessment Income	88,981	6,840	6,960	7,080	7,140	7,260	7,620	7,590	7,620	7,620	7,740	7,740	7,770
Reserve Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Initial Contributions	750	250	0	0	500	0	0	0	0	0	0	0	0
Interest Income	3	0	0	1	0	0	1	0	0	0	0	0	1
Other	393	0	0	0	0	389	35	0	(35)	2	1	1	0
TOTAL INCOME	90,127	7,090	6,960	7,081	7,640	7,649	7,656	7,590	7,585	7,622	7,741	7,741	7,771
EXPENSES													
General & Administrative	29,353	4,588	2,018	1,510	2,027	1,520	1,510	1,776	4,797	2,011	1,722	1,570	4,304
Utilities	3,497	265	219	266	219	266	206	261	214	531	216	617	216
Maintenance	30,416	1,652	7,305	1,652	8,173	0	653	1,358	(12,031)	5,870	1,957	2,285	11,541
Contract Services	18,229	0	0	0	0	0	3,304	0	15,784	(4,218)	1,652	1,707	0
Reserve Transactions	8,498	708	708	708	708	708	708	708	708	708	708	708	708
TOTAL EXPENSES	89,992	7,214	10,250	4,136	11,127	2,494	6,383	4,103	9,472	4,902	6,255	6,887	16,769
NET	135	(124)	(3,290)	2,945	(3,487)	5,155	1,274	3,487	(1,887)	2,720	1,486	854	(8,998)

ACTUAL CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessment Income	88,981	6,840	13,800	20,881	28,021	35,281	42,901	50,491	58,111	66,210	73,950	81,690	89,460
Reserve Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Initial Contributions	750	250	250	250	750	750	750	750	750	750	750	750	750
Interest Income	3	0	0	1	1	1	2	2	2	4	4	4	6
Other	393	0	0	0	0	389	424	424	389	0	1	2	0
TOTAL INCOME	90,127	7,090	14,050	21,132	28,772	36,421	44,077	51,667	59,252	66,964	74,705	82,446	90,216
EXPENSES													
General & Administrative	29,353	4,588	6,606	8,116	10,143	11,663	13,173	14,949	19,746	21,757	23,479	25,049	29,353
Utilities	3,497	265	484	750	969	1,235	1,442	1,703	1,917	2,447	2,663	3,280	3,497
Maintenance	30,416	1,652	8,957	10,609	18,782	18,782	19,436	20,794	8,763	14,633	16,590	18,875	30,415
Contract Services	18,229	0	0	0	0	0	3,304	3,304	19,088	14,870	16,522	18,229	18,229
Reserve Transactions	8,498	708	1,417	2,125	2,833	3,541	4,250	4,958	5,666	6,375	7,083	7,791	8,500
TOTAL EXPENSES	89,992	7,214	17,464	21,600	32,727	35,221	41,604	45,707	55,179	60,081	66,336	73,223	89,994
NET INCOME/(LOSS)	135	(124)	(3,414)	(469)	(3,956)	1,200	2,473	5,960	4,073	6,883	8,369	9,223	222

Meadows-Ferndale HOA
Budget Summary: Through December 2019

VARIANCE BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessment Income	(11,099)	(1,500)	(1,380)	(1,260)	(1,200)	(1,080)	(720)	(750)	(720)	(720)	(600)	(600)	(570)
Reserve Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Initial Contributions	750	250	0	0	500	0	0	0	0	0	0	0	0
Interest Income	3	0	0	1	0	0	1	0	0	0	0	0	1
Other	393	0	0	0	0	389	35	0	(35)	2	1	1	0
TOTAL INCOME VARIANCE	(9,953)	(1,250)	(1,380)	(1,259)	(700)	(691)	(684)	(750)	(755)	(718)	(599)	(599)	(569)
EXPENSES													
General & Administrative	2,607	(1,925)	645	1,153	637	1,143	1,153	887	(2,134)	652	941	1,093	(1,641)
Utilities	4,903	435	481	434	481	434	494	439	486	169	484	83	484
Maintenance	(11,757)	(94)	(5,747)	(94)	(6,615)	1,558	905	200	13,589	(4,312)	(399)	(727)	(10,024)
Contract Services	14,332	2,710	2,710	2,710	2,710	2,710	(594)	2,710	(13,074)	6,928	1,058	1,003	2,751
Reserve Transactions	2	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSE VARIANCE	10,087	1,126	(1,910)	4,204	(2,787)	5,846	1,957	4,237	(1,132)	3,438	2,085	1,453	(8,429)
NET BUDGET VARIANCE	135	(124)	(3,290)	2,945	(3,487)	5,155	1,274	3,487	(1,887)	2,720	1,486	854	(8,998)

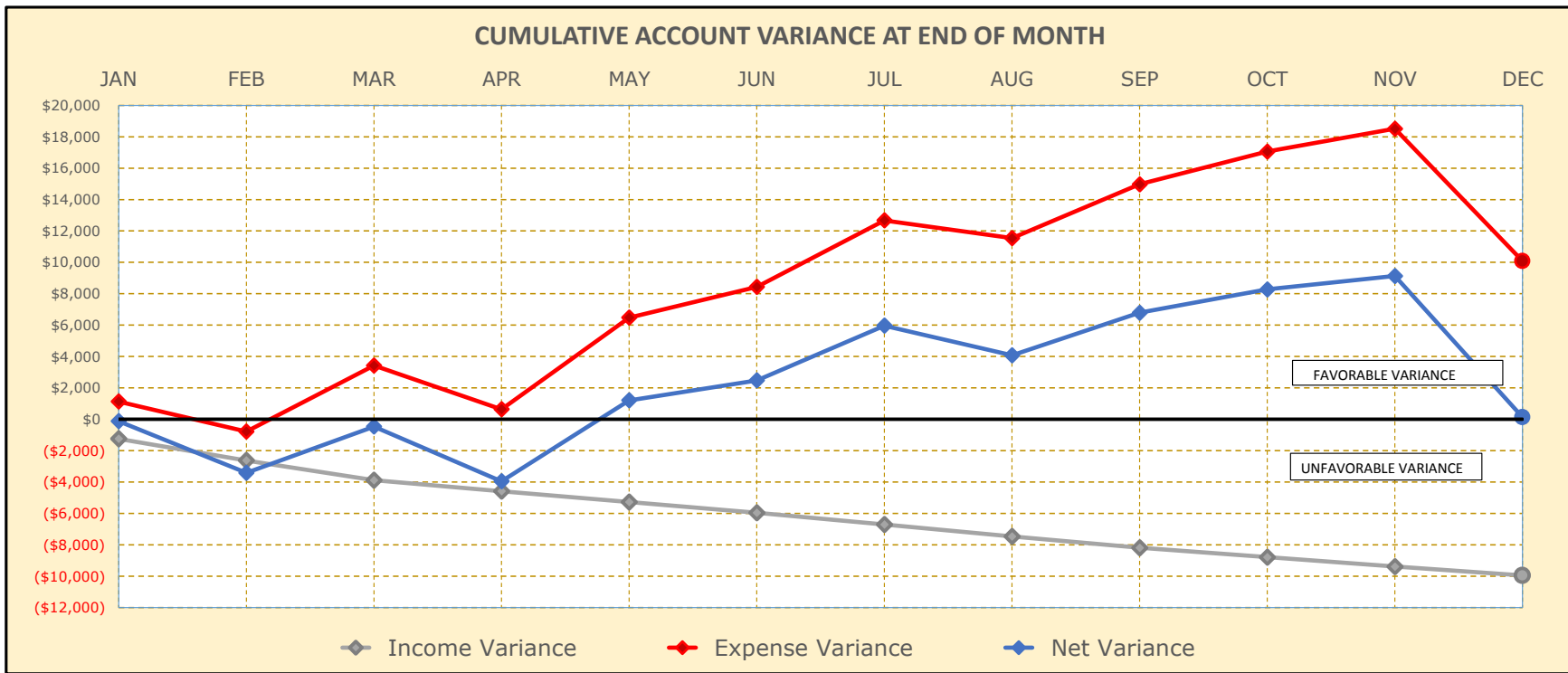
VARIANCE CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessment Income	(11,099)	(1,500)	(2,880)	(4,139)	(5,339)	(6,419)	(7,139)	(7,889)	(8,609)	(9,329)	(9,929)	(10,529)	(11,099)
Reserve Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Initial Contributions	750	250	250	250	750	750	750	750	750	750	750	750	750
Interest Income	3	0	0	1	1	1	2	2	2	2	2	2	3
Other	393	0	0	0	0	389	424	424	389	391	392	393	393
TOTAL INCOME VARIANCE	(9,953)	(1,250)	(2,630)	(3,888)	(4,588)	(5,279)	(5,963)	(6,713)	(7,468)	(8,186)	(8,785)	(9,384)	(9,953)
EXPENSES													
General & Administrative	2,607	(1,925)	(1,279)	(126)	511	1,654	2,807	3,695	1,561	2,213	3,155	4,248	2,607
Utilities	4,903	435	916	1,350	1,831	2,265	2,758	3,197	3,683	3,852	4,336	4,419	4,903
Maintenance	(11,757)	(94)	(5,841)	(5,934)	(12,549)	(10,991)	(10,086)	(9,885)	3,704	(608)	(1,006)	(1,733)	(11,757)
Contract Services	14,332	2,710	5,420	8,130	10,840	13,550	12,956	15,666	2,592	9,520	10,578	11,581	14,332
Reserve Transactions	2	0	0	0	0	0	0	1	1	1	2	2	2
TOTAL EXPENSE VARIANCE	10,087	1,126	(784)	3,420	633	6,479	8,436	12,673	11,541	14,979	17,064	18,517	10,087
NET BUDGET VARIANCE	135	(124)	(3,414)	(469)	(3,956)	1,200	2,473	5,960	4,073	6,793	8,279	9,133	135

NOTES:

(Red) numbers are unfavorable: (1) Income less than budget; and (2) Expenses greater than budget.

Meadows-Ferndale HOA
Budget Summary: Through December 2019

	1	2	3	4	5	6	7	8	9	10	11	12
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Income YTD	7,090	14,050	21,132	28,772	36,421	44,077	51,667	59,252	66,964	74,705	82,446	\$90,216
Expense YTD	7,214	17,464	21,600	32,727	35,221	41,604	45,707	55,179	60,081	66,336	73,223	\$89,994
Income Variance	(1,250)	(2,630)	(3,888)	(4,588)	(5,279)	(5,963)	(6,713)	(7,468)	(8,186)	(8,785)	(9,384)	(\$9,953)
Expense Variance	1,126	(784)	3,420	633	6,479	8,436	12,673	11,541	14,979	17,064	18,517	\$10,087
Net Variance	(124)	(3,414)	(469)	(3,956)	1,200	2,473	5,960	4,073	6,793	8,279	9,133	\$135



NOTE: Positive variances are favorable (income higher than budget, expenses lower than budget)
Negative variances are unfavorable (income lower than budget, expenses higher than budget)

Trend Line