

Meadows-Ferndale HOA
Budget Summary: April 2019

BUDGET BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Owner's Dues	91,580	7,632	7,632	7,632	7,632	7,632	7,632	7,632	7,632	7,632	7,632	7,632	7,632
Reserve Income	8,500	708	708	708	708	708	708	708	708	708	708	708	708
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
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	31,460	4,455	2,455	2,455	2,455	2,455	2,455	2,455	2,455	2,455	2,455	2,455	2,455
Utilities	8,900	742	742	742	742	742	742	742	742	742	742	742	742
Maintenance	47,720	3,977	3,977	3,977	3,977	3,977	3,977	3,977	3,977	3,977	3,977	3,977	3,977
Contract Services	3,500	292	292	292	292	292	292	292	292	292	292	292	292
Reserve Transactions	8,500	708	708	708	708	708	708	708	708	708	708	708	708
TOTAL EXPENSES	100,080	10,173	8,173	8,173	8,173	8,173	8,173	8,173	8,173	8,173	8,173	8,173	8,173
NET	0	(1,833)	167	167	167	167	167	167	167	167	167	167	167

BUDGET CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Owner's Dues	91,580	7,632	15,263	22,895	30,527	38,158	45,790	53,422	61,053	68,685	76,317	83,948	91,580
Reserve Income	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
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
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	31,460	4,455	6,910	9,365	11,820	14,275	16,730	19,185	21,640	24,095	26,550	29,005	31,460
Utilities	8,900	742	1,483	2,225	2,967	3,708	4,450	5,192	5,933	6,675	7,417	8,158	8,900
Maintenance	47,720	3,977	7,953	11,930	15,907	19,883	23,860	27,837	31,813	35,790	39,767	43,743	47,720
Contract Services	3,500	292	583	875	1,167	1,458	1,750	2,042	2,333	2,625	2,917	3,208	3,500
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	10,173	18,347	26,520	34,693	42,867	51,040	59,213	67,387	75,560	83,733	91,907	100,080
NET	0	(1,833)	(1,667)	(1,500)	(1,333)	(1,167)	(1,000)	(833)	(667)	(500)	(333)	(167)	0

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VARIANCE BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Owner's Dues	(4,631)	(1,500)	(1,380)	(1,260)	(492)								
Reserve Income	(709)	(0)	(0)	(0)	(708)								
Initial Contributions	750	250	0	0	500								
Interest Income	1	0	0	1	0								
TOTAL INCOME VARIANCE	(4,589)	(1,250)	(1,380)	(1,259)	(700)								
EXPENSES													
General & Administrative	1,677	(133)	437	945	428								
Utilities	1,998	476	523	476	523								
Maintenance	(2,876)	2,324	(3,328)	2,325	(4,196)								
Contract Services	1,167	292	292	292	292								
Reserve Transactions	0	0	0	0	0								
TOTAL EXPENSE VARIANCE	1,966	2,960	(2,077)	4,037	(2,954)								
NET	(2,623)	1,710	(3,457)	2,778	(3,654)								

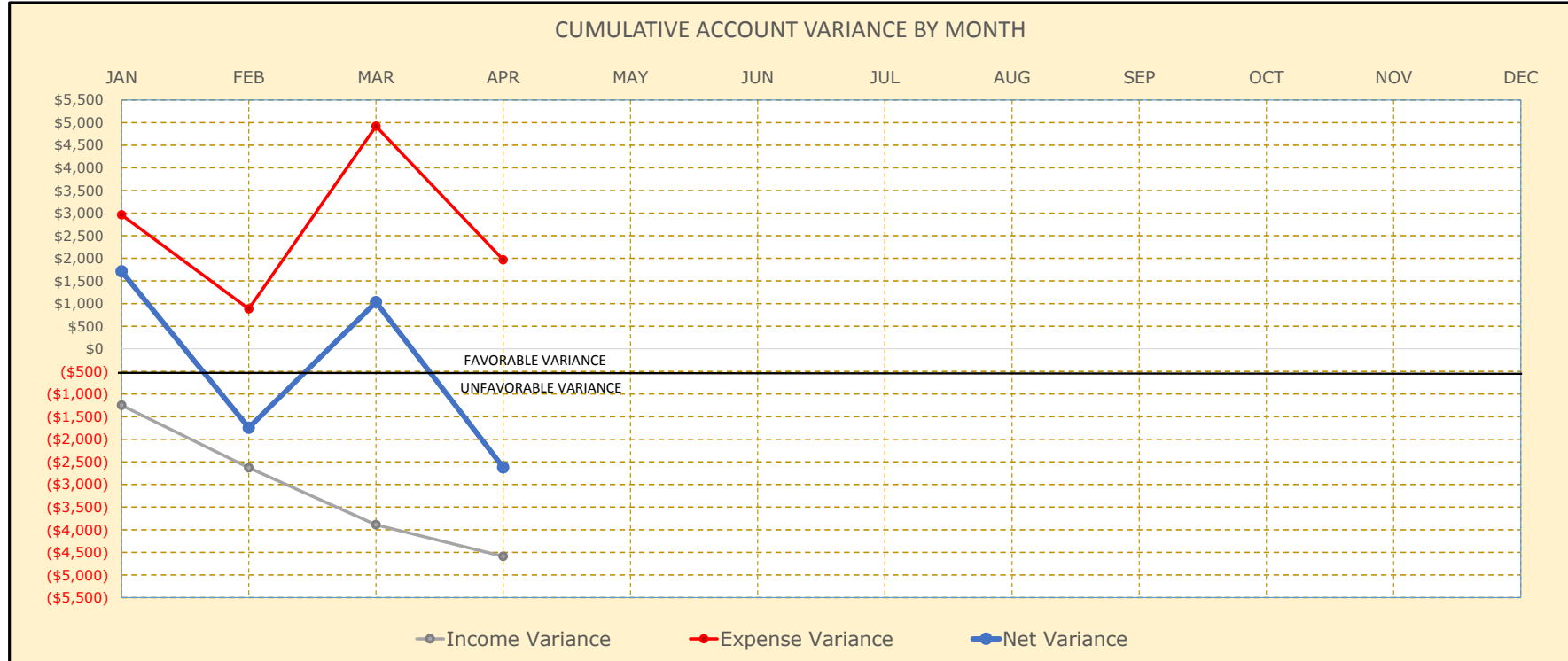
VARIANCE CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Owner's Dues	(4,631)	(1,500)	(2,880)	(4,139)	(4,631)								
Reserve Income	(709)	(0)	(0)	(1)	(709)								
Initial Contributions	750	250	250	250	750								
Interest Income	1	0	0	1	1								
TOTAL INCOME VARIANCE	(4,589)	(1,250)	(2,630)	(3,889)	(4,589)								
EXPENSES													
General & Administrative	1,677	(133)	304	1,249	1,677								
Utilities	1,998	476	999	1,475	1,998								
Maintenance	(2,876)	2,324	(1,004)	1,321	(2,876)								
Contract Services	1,167	292	583	875	1,167								
Reserve Transactions	0	0	0	0	0								
TOTAL EXPENSE VARIANCE	1,966	2,960	883	4,920	1,966								
NET	(2,623)	1,710	(1,747)	1,031	(2,623)								

NOTES:

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

Meadows-Ferndale HOA
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	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Income YTD	7,090	14,050	21,131	28,771								
Expense YTD	7,214	17,464	21,600	32,727								
Income Variance	(1,250)	(2,630)	(3,889)	(4,589)								
Expense Variance	2,960	883	4,920	1,966								
Net Variance	1,710	(1,747)	1,031	(2,623)								



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)

The Meadows Ferndale HOA
INCOME STATEMENT
Start: 04/01/2019 | End: 04/30/2019
Income

Run Date: 05/14/2019
Run Time: 08:49 AM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
06310 Owners Dues	7,140.00	7,631.67	(491.67)	25,895.01	30,526.68	(4,631.67)	91,580.00
06320 Reserves Income	0.00	708.33	(708.33)	2,124.99	2,833.32	(708.33)	8,500.00
06420 Initial Contribution	500.00	0.00	500.00	750.00	0.00	750.00	0.00
06910 Interest Income	0.00	0.00	0.00	0.72	0.00	0.72	0.00
INCOME Total	7,640.00	8,340.00	(700.00)	28,770.72	33,360.00	(4,589.28)	100,080.00
Total Income	7,640.00	8,340.00	(700.00)	28,770.72	33,360.00	(4,589.28)	100,080.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
GENERAL AND ADMINISTRATIVE							
07010 Management Fees	1,510.00	1,510.00	0.00	6,040.00	6,040.00	0.00	18,120.00
07020 Accounting Expense	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
07160 Legal Expense	140.00	416.67	276.67	308.00	1,666.68	1,358.68	5,000.00
07260 Insurancee-Umbrella Policy	0.00	275.00	275.00	0.00	1,100.00	1,100.00	3,300.00
07320 Office Supplies / Postage	136.75	83.33	(53.42)	735.28	333.32	(401.96)	1,000.00
07410 Reserve Study	0.00	0.00	0.00	2,000.00	2,000.00	0.00	2,000.00
07420 Property Tax Expense	0.00	3.33	3.33	19.00	13.32	(5.68)	40.00
07900 Website Hosting	240.00	0.00	(240.00)	1,040.00	0.00	(1,040.00)	0.00
GENERAL AND ADMINISTRATIVE Total	2,026.75	2,455.00	428.25	10,142.28	11,820.00	1,677.72	31,460.00
UTILITIES							
08010 Electricity	218.95	450.00	231.05	875.60	1,800.00	924.40	5,400.00
08030 Irrigation Water	0.00	250.00	250.00	94.10	1,000.00	905.90	3,000.00
08320 Website Maintenance	0.00	41.67	41.67	0.00	166.68	166.68	500.00
UTILITIES Total	218.95	741.67	522.72	969.70	2,966.68	1,996.98	8,900.00
MAINTENANCE							
09010 Landscaping - General	0.00	1,057.75	1,057.75	0.00	4,231.00	4,231.00	12,693.00
09020 Landscape/ Grounds Care	1,652.24	1,652.25	0.01	6,608.96	6,609.00	0.04	19,827.00
09030 Irrigation Repair	0.00	41.67	41.67	0.00	166.68	166.68	500.00
09040 Monument Sign	0.00	41.67	41.67	0.00	166.68	166.68	500.00
09110 Gen. Maint. & Repair	651.00	83.33	(567.67)	651.00	333.32	(317.68)	1,000.00
09135 Wetland Maintenance/ Fence	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
09150 Private Driveway Maintenance	0.00	41.67	41.67	0.00	166.68	166.68	500.00
09170 Street Maintenance	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
09300 Landscape Extra	5,869.80	0.00	(5,869.80)	5,869.80	0.00	(5,869.80)	0.00
09580 Landscape Special Projects	0.00	766.67	766.67	5,652.40	3,066.68	(2,585.72)	9,200.00
MAINTENANCE Total	8,173.04	3,976.68	(4,196.36)	18,782.16	15,906.72	(2,875.44)	47,720.00
CONTRACT SERVICES							
09800 Wetland Maintenance/Fence	0.00	291.67	291.67	0.00	1,166.68	1,166.68	3,500.00
CONTRACT SERVICES Total	0.00	291.67	291.67	0.00	1,166.68	1,166.68	3,500.00
RESERVE TRANSACTIONS							
09910 Transfer to Reserve	708.33	708.33	0.00	2,833.32	2,833.32	0.00	8,500.00
RESERVE TRANSACTIONS Total	708.33	708.33	0.00	2,833.32	2,833.32	0.00	8,500.00
Total Expense	11,127.07	8,173.35	(2,953.72)	32,727.46	34,693.40	1,965.94	100,080.00
Net Income	(3,487.07)	166.65	(3,653.72)	(3,956.74)	(1,333.40)	(2,623.34)	0.00