

Meadows-Ferndale HOA
Budget Summary: June 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													
Assessmaent 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

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ACTUAL BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessmaent Income	42,901	6,840	6,960	7,080	7,140	7,260	7,620						
Reserve Income	0	0	0	0	0	0	0						
Initial Contributions	750	250	0	0	500	0	0						
Interest Income	2	0	0	1	0	0	1						
Other	424	0	0	0	0	389	35						
TOTAL INCOME	44,077	7,090	6,960	7,081	7,640	7,649	7,656						
EXPENSES													
General & Administrative	13,173	4,588	2,018	1,510	2,027	1,520	1,510						
Utilities	1,442	265	219	266	219	266	206						
Maintenance	19,436	1,652	7,305	1,652	8,173	0	653						
Contract Services	3,304	0	0	0	0	0	3,304						
Reserve Transactions	4,250	708	708	708	708	708	708						
TOTAL EXPENSES	41,604	7,214	10,250	4,136	11,127	2,494	6,383						
NET	2,473	(124)	(3,290)	2,945	(3,487)	5,155	1,274						

ACTUAL CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessmaent Income	42,901	6,840	13,800	20,881	28,021	35,281	42,901						
Reserve Income	0	0	0	0	0	0	0						
Initial Contributions	750	250	250	250	750	750	750						
Interest Income	2	0	0	1	1	1	2						
Other	424	0	0	0	0	389	424						
TOTAL INCOME	44,077	7,090	14,050	21,132	28,772	36,421	44,077						
EXPENSES													
General & Administrative	13,173	4,588	6,606	8,116	10,143	11,663	13,173						
Utilities	1,442	265	484	750	969	1,235	1,442						
Maintenance	19,436	1,652	8,957	10,609	18,782	18,782	19,436						
Contract Services	3,304	0	0	0	0	0	3,304						
Reserve Transactions	4,250	708	1,417	2,125	2,833	3,541	4,250						
TOTAL EXPENSES	41,604	7,214	17,464	21,600	32,727	35,221	41,604						
NET	2,473	(124)	(3,414)	(469)	(3,956)	1,200	2,473						

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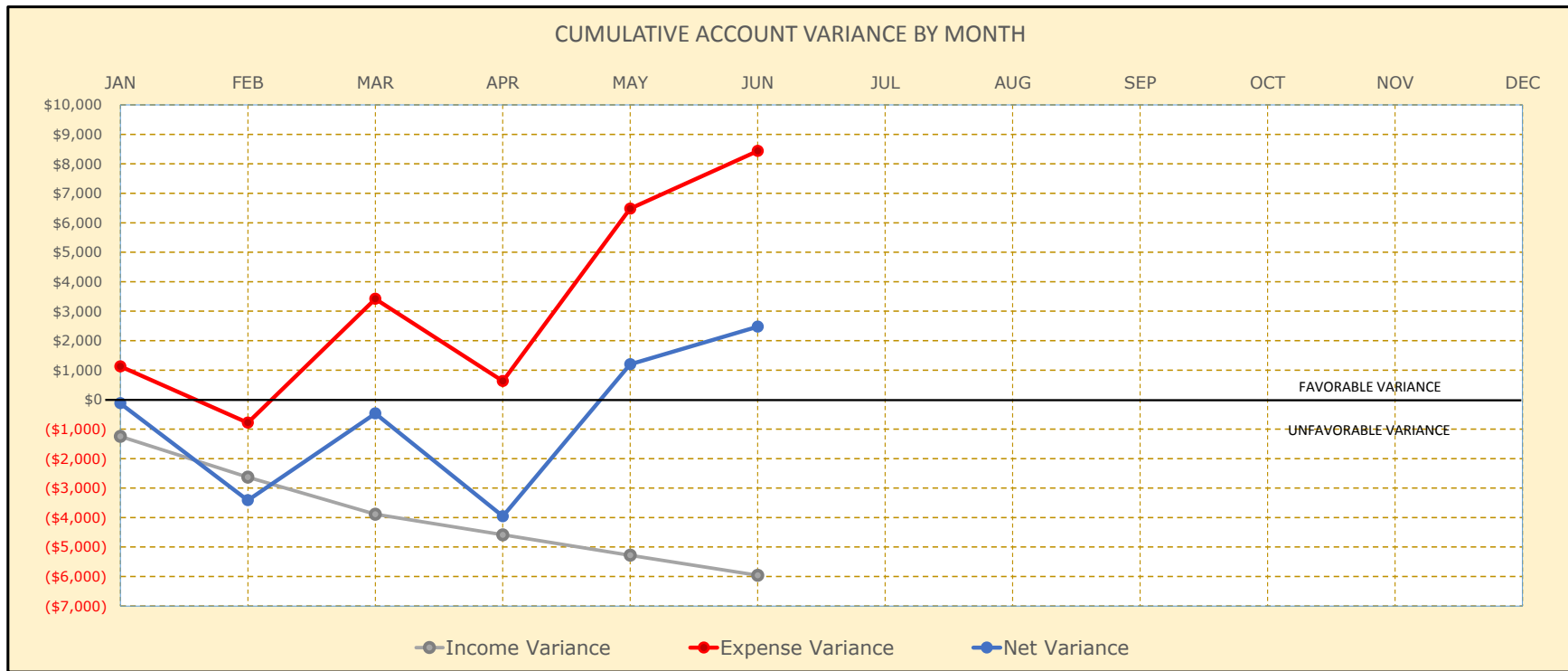
VARIANCE BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessmaent Income	(7,139)	(1,500)	(1,380)	(1,260)	(1,200)	(1,080)	(720)						
Reserve Income	0	0	0	0	0	0	0						
Initial Contributions	750	250	0	0	500	0	0						
Interest Income	2	0	0	1	0	0	1						
Other	424	0	0	0	0	389	35						
TOTAL INCOME VARIANCE	(5,963)	(1,250)	(1,380)	(1,259)	(700)	(691)	(684)						
EXPENSES													
General & Administrative	2,807	(1,925)	645	1,153	637	1,143	1,153						
Utilities	2,758	435	481	434	481	434	494						
Maintenance	(10,086)	(94)	(5,747)	(94)	(6,615)	1,558	905						
Contract Services	12,956	2,710	2,710	2,710	2,710	2,710	(594)						
Reserve Transactions	0	0	0	0	0	0	0						
TOTAL EXPENSE VARIANCE	8,436	1,126	(1,910)	4,204	(2,787)	5,846	1,957						
NET	2,473	(124)	(3,290)	2,945	(3,487)	5,155	1,274						

VARIANCE CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessmaent Income	(7,139)	(1,500)	(2,880)	(4,139)	(5,339)	(6,419)	(7,139)						
Reserve Income	0	0	0	0	0	0	0						
Initial Contributions	750	250	250	250	750	750	750						
Interest Income	2	0	0	1	1	1	2						
Other	424	0	0	0	0	389	424						
TOTAL INCOME VARIANCE	(5,963)	(1,250)	(2,630)	(3,888)	(4,588)	(5,279)	(5,963)						
EXPENSES													
General & Administrative	2,807	(1,925)	(1,279)	(126)	511	1,654	2,807						
Utilities	2,758	435	916	1,350	1,831	2,265	2,758						
Maintenance	(10,086)	(94)	(5,841)	(5,934)	(12,549)	(10,991)	(10,086)						
Contract Services	12,956	2,710	5,420	8,130	10,840	13,550	12,956						
Reserve Transactions	0	0	0	0	0	0	0						
TOTAL EXPENSE VARIANCE	8,436	1,126	(784)	3,420	633	6,479	8,436						
NET	2,473	(124)	(3,414)	(469)	(3,956)	1,200	2,473						

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

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	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						
Expense YTD	7,214	17,464	21,600	32,727	35,221	41,604						
Income Variance	(1,250)	(2,630)	(3,888)	(4,588)	(5,279)	(5,963)						
Expense Variance	1,126	(784)	3,420	633	6,479	8,436						
Net Variance	(124)	(3,414)	(469)	(3,956)	1,200	2,473						



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)