

Meadows-Ferndale HOA
Budget Summary: Through July 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

Meadows-Ferndale HOA
Budget Summary: Through July 2019

ACTUAL BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessmaent Income	50,491	6,840	6,960	7,080	7,140	7,260	7,620	7,590					
Reserve Income	0	0	0	0	0	0	0	0					
Initial Contributions	750	250	0	0	500	0	0	0					
Interest Income	2	0	0	1	0	0	1	0					
Other	424	0	0	0	0	389	35	0					
TOTAL INCOME	51,667	7,090	6,960	7,081	7,640	7,649	7,656	7,590					
EXPENSES													
General & Administrative	14,949	4,588	2,018	1,510	2,027	1,520	1,510	1,776					
Utilities	1,703	265	219	266	219	266	206	261					
Maintenance	20,794	1,652	7,305	1,652	8,173	0	653	1,358					
Contract Services	3,304	0	0	0	0	0	3,304	0					
Reserve Transactions	4,958	708	708	708	708	708	708	708					
TOTAL EXPENSES	45,707	7,214	10,250	4,136	11,127	2,494	6,383	4,103					
NET	5,960	(124)	(3,290)	2,945	(3,487)	5,155	1,274	3,487					

ACTUAL CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessmaent Income	50,491	6,840	13,800	20,881	28,021	35,281	42,901	50,491					
Reserve Income	0	0	0	0	0	0	0	0					
Initial Contributions	750	250	250	250	750	750	750	750					
Interest Income	2	0	0	1	1	1	2	2					
Other	424	0	0	0	0	389	424	424					
TOTAL INCOME	51,667	7,090	14,050	21,132	28,772	36,421	44,077	51,667					
EXPENSES													
General & Administrative	14,949	4,588	6,606	8,116	10,143	11,663	13,173	14,949					
Utilities	1,703	265	484	750	969	1,235	1,442	1,703					
Maintenance	20,794	1,652	8,957	10,609	18,782	18,782	19,436	20,794					
Contract Services	3,304	0	0	0	0	0	3,304	3,304					
Reserve Transactions	4,958	708	1,417	2,125	2,833	3,541	4,250	4,958					
TOTAL EXPENSES	45,707	7,214	17,464	21,600	32,727	35,221	41,604	45,707					
NET	5,960	(124)	(3,414)	(469)	(3,956)	1,200	2,473	5,960					

Meadows-Ferndale HOA
Budget Summary: Through July 2019

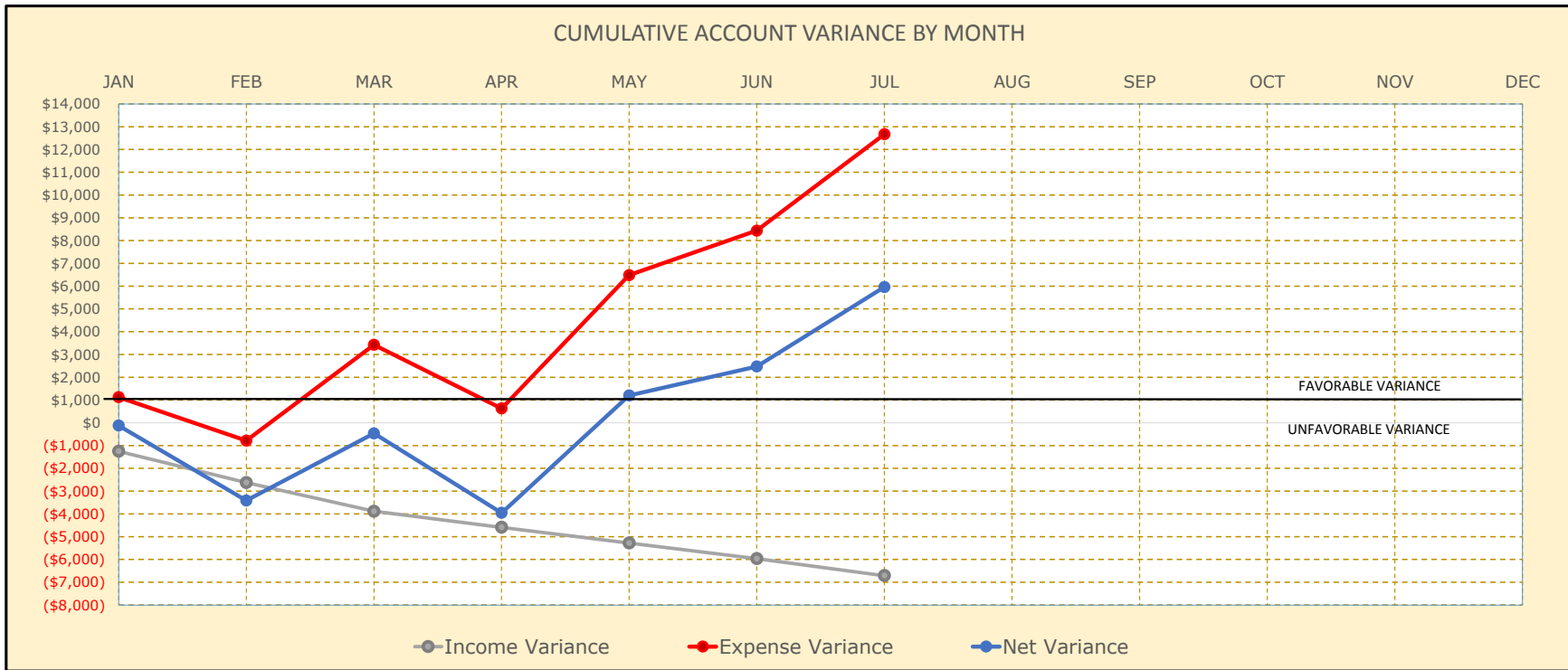
VARIANCE BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessmaent Income	(7,889)	(1,500)	(1,380)	(1,260)	(1,200)	(1,080)	(720)	(750)					
Reserve Income	0	0	0	0	0	0	0	0					
Initial Contributions	750	250	0	0	500	0	0	0					
Interest Income	2	0	0	1	0	0	1	0					
Other	424	0	0	0	0	389	35	0					
TOTAL INCOME VARIANCE	(6,713)	(1,250)	(1,380)	(1,259)	(700)	(691)	(684)	(750)					
EXPENSES													
General & Administrative	3,695	(1,925)	645	1,153	637	1,143	1,153	887					
Utilities	3,197	435	481	434	481	434	494	439					
Maintenance	(9,885)	(94)	(5,747)	(94)	(6,615)	1,558	905	200					
Contract Services	15,666	2,710	2,710	2,710	2,710	2,710	(594)	2,710					
Reserve Transactions	1	0	0	0	0	0	0	0					
TOTAL EXPENSE VARIANCE	12,673	1,126	(1,910)	4,204	(2,787)	5,846	1,957	4,237					
NET	5,960	(124)	(3,290)	2,945	(3,487)	5,155	1,274	3,487					

VARIANCE CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessmaent Income	(7,889)	(1,500)	(2,880)	(4,139)	(5,339)	(6,419)	(7,139)	(7,889)					
Reserve Income	0	0	0	0	0	0	0	0					
Initial Contributions	750	250	250	250	750	750	750	750					
Interest Income	2	0	0	1	1	1	2	2					
Other	424	0	0	0	0	389	424	424					
TOTAL INCOME VARIANCE	(6,713)	(1,250)	(2,630)	(3,888)	(4,588)	(5,279)	(5,963)	(6,713)					
EXPENSES													
General & Administrative	3,695	(1,925)	(1,279)	(126)	511	1,654	2,807	3,695					
Utilities	3,197	435	916	1,350	1,831	2,265	2,758	3,197					
Maintenance	(9,885)	(94)	(5,841)	(5,934)	(12,549)	(10,991)	(10,086)	(9,885)					
Contract Services	15,666	2,710	5,420	8,130	10,840	13,550	12,956	15,666					
Reserve Transactions	1	0	0	0	0	0	0	1					
TOTAL EXPENSE VARIANCE	12,673	1,126	(784)	3,420	633	6,479	8,436	12,673					
NET	5,960	(124)	(3,414)	(469)	(3,956)	1,200	2,473	5,960					

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

Meadows-Ferndale HOA
Budget Summary: Through July 2019

	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					
Expense YTD	7,214	17,464	21,600	32,727	35,221	41,604	45,707					
Income Variance	(1,250)	(2,630)	(3,888)	(4,588)	(5,279)	(5,963)	(6,713)					
Expense Variance	1,126	(784)	3,420	633	6,479	8,436	12,673					
Net Variance	(124)	(3,414)	(469)	(3,956)	1,200	2,473	5,960					



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)