

Meadows-Ferndale HOA  
2020 Budget Summary -- Through March

## 2020 BUDGET

BUDGET BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>INCOME</b>													
Assessment Income*	93,180	7,765	7,765	7,765	7,765	7,765	7,765	7,765	7,765	7,765	7,765	7,765	7,765
Reserve Transfer	6,000	500	500	500	500	500	500	500	500	500	500	500	500
Other	1,020	85	85	85	85	85	85	85	85	85	85	85	85
* Less Reserve Transfer													
<b>TOTAL INCOME</b>	<b>100,200</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>
<b>EXPENSES</b>													
General & Administrative	32,004	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667
Utilities	3,960	330	330	330	330	330	330	330	330	330	330	330	330
Maintenance	25,500	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125
Contract Services	32,736	2,728	2,728	2,728	2,728	2,728	2,728	2,728	2,728	2,728	2,728	2,728	2,728
Reserve Contribution	6,000	500	500	500	500	500	500	500	500	500	500	500	500
<b>TOTAL EXPENSES</b>	<b>100,200</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>	<b>8,350</b>
<b>NET</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

BUDGET CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>INCOME</b>													
Assessment Income*	93,180	7,765	15,530	23,295	31,060	38,825	46,590	54,355	62,120	69,885	77,650	85,415	93,180
Reserve Transfer	6,000	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000
Other	1,020	85	170	255	340	425	510	595	680	765	850	935	1,020
* Less Reserve Transfer													
<b>TOTAL INCOME</b>	<b>100,200</b>	<b>8,350</b>	<b>16,700</b>	<b>25,050</b>	<b>33,400</b>	<b>41,750</b>	<b>50,100</b>	<b>58,450</b>	<b>66,800</b>	<b>75,150</b>	<b>83,500</b>	<b>91,850</b>	<b>100,200</b>
<b>EXPENSES</b>													
General & Administrative	32,004	2,667	5,334	8,001	10,668	13,335	16,002	18,669	21,336	24,003	26,670	29,337	32,004
Utilities	3,960	330	660	990	1,320	1,650	1,980	2,310	2,640	2,970	3,300	3,630	3,960
Maintenance	25,500	2,125	4,250	6,375	8,500	10,625	12,750	14,875	17,000	19,125	21,250	23,375	25,500
Contract Services	32,736	2,728	5,456	8,184	10,912	13,640	16,368	19,096	21,824	24,552	27,280	30,008	32,736
Reserve Transactions	6,000	500	1,000	1,500	2,000	2,500	3,000	3,500	4,000	4,500	5,000	5,500	6,000
<b>TOTAL EXPENSES</b>	<b>100,200</b>	<b>8,350</b>	<b>16,700</b>	<b>25,050</b>	<b>33,400</b>	<b>41,750</b>	<b>50,100</b>	<b>58,450</b>	<b>66,800</b>	<b>75,150</b>	<b>83,500</b>	<b>91,850</b>	<b>100,200</b>
<b>NET</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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**2020 ACTUAL**

<b>ACTUAL BY MONTH</b>	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>INCOME</b>													
Assessment Income*	23,430	7,780	7,810	7,840									
Reserve Transfer	1,500	500	500	500									
Other	256	251	3	2									
* Less Reserve Transfer													
<b>TOTAL INCOME</b>	<b>25,186</b>	<b>8,531</b>	<b>8,313</b>	<b>8,342</b>									
<b>EXPENSES</b>													
General & Administrative	5,620	2,356	1,589	1,675									
Utilities	698	232	216	250									
Maintenance	1,883	564	89	1,230									
Contract Services	7,534	4,120	1,707	1,707									
Reserve Transactions	1,500	500	500	500									
<b>TOTAL EXPENSES</b>	<b>17,235</b>	<b>7,772</b>	<b>4,101</b>	<b>5,362</b>									
<b>NET</b>	<b>7,951</b>	<b>759</b>	<b>4,212</b>	<b>2,980</b>									

<b>ACTUAL CUMULATIVE</b>	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>INCOME</b>													
Assessment Income*	46,800	7,780	15,590	23,430									
Reserve Transfer	3,000	500	1,000	1,500									
Other	761	251	254	256									
* Less Reserve Transfer													
<b>TOTAL INCOME</b>	<b>50,561</b>	<b>8,531</b>	<b>16,844</b>	<b>25,186</b>									
<b>EXPENSES</b>													
General & Administrative	11,921	2,356	3,945	5,620									
Utilities	1,378	232	448	698									
Maintenance	3,100	564	653	1,883									
Contract Services	17,481	4,120	5,827	7,534									
Reserve Transactions	3,000	500	1,000	1,500									
<b>TOTAL EXPENSES</b>	<b>36,880</b>	<b>7,772</b>	<b>11,873</b>	<b>17,235</b>									
<b>NET</b>	<b>13,681</b>	<b>759</b>	<b>4,971</b>	<b>7,951</b>									

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## 2020 VARIANCE

VARIANCE BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>INCOME</b>													
Assessment Income*	135	15	45	75									
Reserve Transfer	0	0	0	0									
Other	1	166	(82)	(83)									
* Less Reserve Transfer													
<b>TOTAL INCOME VARIANCE</b>	<b>136</b>	<b>181</b>	<b>(37)</b>	<b>(8)</b>									
<b>EXPENSES</b>													
General & Administrative	2,381	311	1,078	992									
Utilities	292	98	114	80									
Maintenance	4,492	1,561	2,036	895									
Contract Services	650	(1,392)	1,021	1,021									
Reserve Transactions	0	0	0	0									
<b>TOTAL EXPENSE VARIANCE</b>	<b>7,815</b>	<b>578</b>	<b>4,249</b>	<b>2,988</b>									
<b>NET</b>	<b>7,951</b>	<b>759</b>	<b>4,212</b>	<b>2,980</b>									

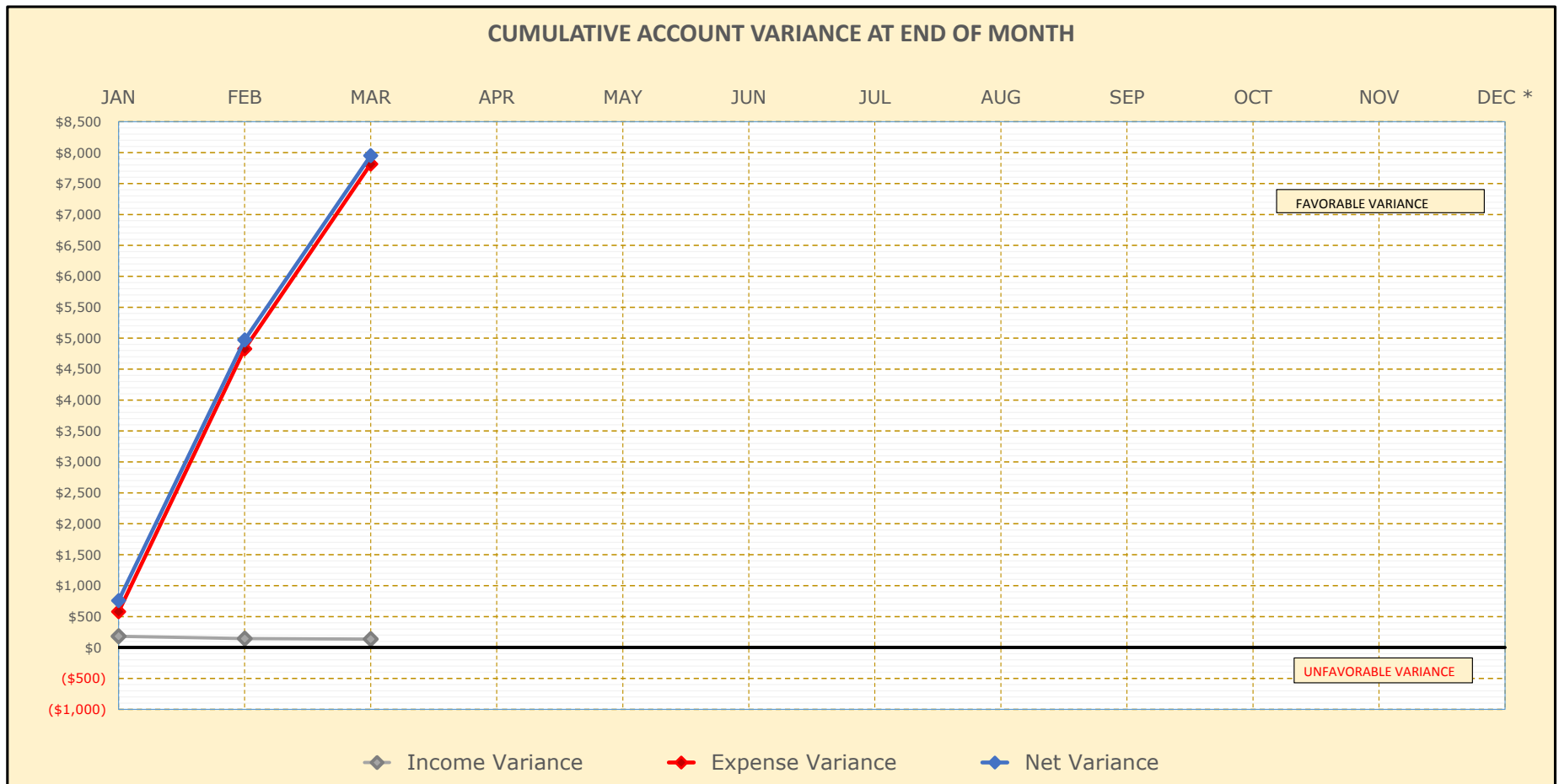
VARIANCE CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
<b>INCOME</b>													
Assessment Income*	210	15	60	135									
Reserve Transfer	0	0	0	0									
Other	251	166	84	1									
* Less Reserve Transfer	0		0	0									
<b>TOTAL INCOME VARIANCE</b>	<b>461</b>	<b>181</b>	<b>144</b>	<b>136</b>									
<b>EXPENSES</b>													
General & Administrative	4,081	311	1,389	2,381									
Utilities	602	98	212	292									
Maintenance	9,650	1,561	3,597	4,492									
Contract Services	(1,113)	(1,392)	(371)	650									
Reserve Transactions	0	0	0	0									
<b>TOTAL EXPENSE VARIANCE</b>	<b>13,220</b>	<b>578</b>	<b>4,827</b>	<b>7,815</b>									
<b>NET</b>	<b>13,681</b>	<b>759</b>	<b>4,971</b>	<b>7,951</b>									

NOTES:

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

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	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	8,531	16,844	25,186									
Expense YTD	7,772	11,873	17,235									
Income Variance	181	144	136									
Expense Variance	578	4,827	7,815									
Net Variance	759	4,971	7,951									



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)

● Reserved