

Meadows-Ferndale HOA
2020 Budget Summary -- Through April

2020 BUDGET

BUDGET BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
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													
TOTAL INCOME	100,200	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350
EXPENSES													
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
TOTAL EXPENSES	100,200	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350
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*	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													
TOTAL INCOME	100,200	8,350	16,700	25,050	33,400	41,750	50,100	58,450	66,800	75,150	83,500	91,850	100,200
EXPENSES													
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
TOTAL EXPENSES	100,200	8,350	16,700	25,050	33,400	41,750	50,100	58,450	66,800	75,150	83,500	91,850	100,200
NET	0	0	0	0	0	0	0	0	0	0	0	0	0

Meadows-Ferndale HOA
2020 Budget Summary -- Through April

2020 ACTUAL

ACTUAL BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessment Income*	31,210	7,780	7,810	7,840	7,780								
Reserve Transfer	2,000	500	500	500	500								
Other	258	251	3	2	2								
* Less Reserve Transfer													
TOTAL INCOME	33,468	8,531	8,313	8,342	8,282								
EXPENSES													
General & Administrative	7,200	2,356	1,589	1,675	1,580								
Utilities	914	232	216	250	216								
Maintenance	3,048	564	89	1,230	1,165								
Contract Services	9,241	4,120	1,707	1,707	1,707								
Reserve Transactions	2,000	500	500	500	500								
TOTAL EXPENSES	22,403	7,772	4,101	5,362	5,168								
NET	11,065	759	4,212	2,980	3,114								

ACTUAL CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessment Income*	78,010	7,780	15,590	23,430	31,210								
Reserve Transfer	5,000	500	1,000	1,500	2,000								
Other	1,019	251	254	256	258								
* Less Reserve Transfer													
TOTAL INCOME	84,029	8,531	16,844	25,186	33,468								
EXPENSES													
General & Administrative	19,121	2,356	3,945	5,620	7,200								
Utilities	2,292	232	448	698	914								
Maintenance	6,148	564	653	1,883	3,048								
Contract Services	26,722	4,120	5,827	7,534	9,241								
Reserve Transactions	5,000	500	1,000	1,500	2,000								
TOTAL EXPENSES	59,283	7,772	11,873	17,235	22,403								
NET	24,746	759	4,971	7,951	11,065								

Meadows-Ferndale HOA
2020 Budget Summary -- Through April

2020 VARIANCE




VARIANCE BY MONTH	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessment Income*	150	15	45	75	15								
Reserve Transfer	0	0	0	0	0								
Other	(82)	166	(82)	(83)	(83)								
* Less Reserve Transfer													
TOTAL INCOME VARIANCE	68	181	(37)	(8)	(68)								
EXPENSES													
General & Administrative	3,468	311	1,078	992	1,087								
Utilities	406	98	114	80	114								
Maintenance	5,452	1,561	2,036	895	960								
Contract Services	1,671	(1,392)	1,021	1,021	1,021								
Reserve Transactions	0	0	0	0	0								
TOTAL EXPENSE VARIANCE	10,997	578	4,249	2,988	3,182								
NET	11,065	759	4,212	2,980	3,114								

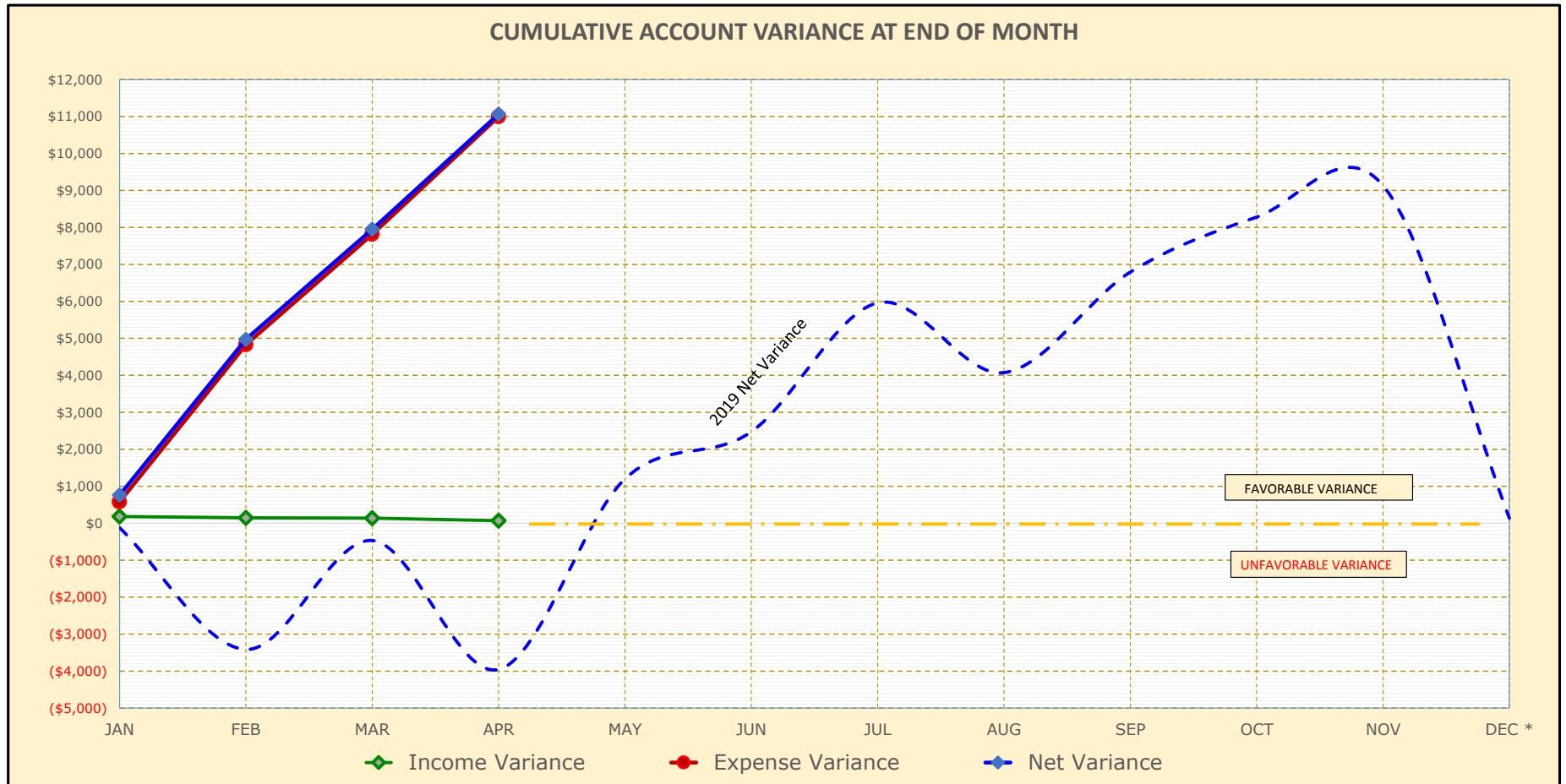
VARIANCE CUMULATIVE	TOTAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME													
Assessment Income*	360	15	60	135	150								
Reserve Transfer	0	0	0	0	0								
Other	169	166	84	1	(82)								
* Less Reserve Transfer	0		0	0	0								
TOTAL INCOME VARIANCE	529	181	144	136	68								
* NOTE: In order to provide budget performance clarity, this display does not include the 2019 EOY transfer of \$30K from Retained Earnings to the Reserve Account.													
EXPENSES													
General & Administrative	7,549	311	1,389	2,381	3,468								
Utilities	1,008	98	212	292	406								
Maintenance	15,102	1,561	3,597	4,492	5,452								
Contract Services	558	(1,392)	(371)	650	1,671								
Reserve Transactions	0	0	0	0	0								
TOTAL EXPENSE VARIANCE	24,217	578	4,827	7,815	10,997								
NET	24,746	759	4,971	7,951	11,065								

NOTES:

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

Meadows-Ferndale HOA
2020 Budget Summary -- Through April

	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	33,468								
Expense YTD	7,772	11,873	17,235	22,403								
 Income Variance	181	144	136	68								
 Expense Variance	578	4,827	7,815	10,997								
 Net Variance	759	4,971	7,951	11,065								
2019 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)

● Reserved