

NORTH MEADOW II HOMEOWNERS ASSOCIATION
2022 OPERATING BUDGET

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
GENERAL & ADMINISTRATION EXPENSES							
5101 - WATER	0	0	0	0	0	0	
5102 - GAS	0	0	0	0	0	0	
5103 - ELECTRICITY	2,222	2,014	1,976	1,968	2,200	2,200	DUSK TO DAWN STREET LIGHTS.
5104 - TELEPHONE	0	0	0	0	0	0	
5106 - GENERAL SUPPLIES	0	0	0	0	0	0	
5107 - PRINTING	0	0	47	0	30	30	HOMEOWNER NOTICES
5110 - POSTAGE	14	28	12	0	30	30	HOMEOWNER MAILINGS
5111 - PERMITS, FEES, LICENSES	10	10	0	20	10	10	CORPORATION COMMISSION \$10
5112 - TAXES	54	54	54	55	55	55	STATE & FEDERAL INCOME TAX \$45, P/TAX \$4
5116 - INSURANCE	1,328	1,411	1,393	1,436	1,435	1,438	LIAB, PROP, D&O CURRENT YEAR EXPIRES 11/22 @ \$1407, PLUS CRIME COVERAGE @ \$31 EXPIRES 07/22
5117 - LEGAL	55	0	0	0	0	0	
5121 - PROFESSIONAL SERVICES	925	925	925	925	925	925	TAX RETURN PREPARATION \$250; COMPILATION SERVICES \$675
5122 - MEETINGS & SEMINARS	60	120	120	100	100	100	ANNUAL MEETING EXPENSES, INCLUDING STENOGRAPHER
5126 - DEPRECIATION - BLDG. IMPROVEMENTS	0	0	0	0	0	0	
5128 - DEPRECIATION - IMPROVEMENTS	0	0	0	0	0	0	
5140 - BANK CHARGES - OPERATING	0	0	0	0	0	0	
5195 - BAD DEBT EXPENSE	0	0	0	0	0	0	
TOTAL GENERAL & ADMINISTRATION EXPENSES	4,670	4,563	4,527	4,504	4,785	4,788	

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REPAIR & MAINTENANCE

5201 - EQUIPMENT	0	0	0	0	0	
5202 - BUILDING	0	0	0	0	0	
5203 - WALKWAYS & PATHS	0	0	0	0	0	
5204 - STREETS & PARKING AREAS	0	0	0	0	0	
5205 - STREET SIGNS	0	0	0	0	0	
5206 - LIGHTING	66	44	34	55	50	LIGHT BULB REPLACEMENT, FIXTURE REPAIR
5207 - FENCING AND WALLS	0	0	663	5	20	WALL REPAIR AND TOUCH UP PAINT
5208 - SPRINKLER	0	0	76	0	0	IRRIGATION REPAIR
5212 - POOL/SPA/KOOL DECK	0	0	0	0	0	
5213 - FURNITURE & FIXTURES	0	0	0	0	0	
TOTAL REPAIR & MAINTENANCE	66	44	774	60	70	

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OPERATING EXPENSES							
5301 - TOOLS & PARTS	0	0	0	0	0	0	
5302 - CONTRACT SERVICES	65	65	75	75	75	75	TRIM 1 DATE PALM. LARGE TREE TRIMMING COST (\$950) REMOVED DUE TO G
5304 - FERTILIZER, SEED, CHEMICALS	0	0	0	0	0	0	
5305 - PLANTS, TREES, ROCKS	2,397	539	526	200	800	800	ANNUALS, PLANT REPLACEMENT
5311 - ACCESS CLICKERS	0	0	0	0	0	0	
5316 - CABLE TV	9,855	10,669	10,805	10,618	10,833	9,552	2022 - \$31.84 PER UNIT PER MONTH. (25 UNITS)
5317 - PEST CONTROL	0	0	275	0	0	0	
5318 - TERMITES PROGRAM	0	0	0	0	0	0	
5323 - SIGNAGE	0	0	0	0	0	0	
TOTAL OPERATING EXPENSES	12,317	11,273	11,682	10,893	11,708	10,427	

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MAINTENANCE ALLOCATION							
5497 - LANDSCAPE ALLOCATION	Grand Total	10,724	10,893	11,638	11,568	11,568	11,510
5498 - BUILDING ALLOCATION	Grand Total	640	650	686	691	691	733
TOTAL MAINTENANCE ALLOCATION		11,364	11,543	12,324	12,259	12,259	12,243
TOTAL EXPENSES		28,416	27,423	29,306	27,716	28,822	27,528
LESS DEPRECIATION		0	0	0	0	0	0
LESS OTHER REVENUES		(43)	(72)	(49)	(31)	(10)	(10)
FUNDED FROM OPERATING CASH							
TOTAL OPERATING CASH REQUIREMENT		28,373	27,352	29,258	27,685	28,812	27,518
BUDGETED OPERATING CASH REQUIREMENT		26,804	27,083	28,862	28,812	28,812	27,518
NUMBER OF UNITS		25	25	25	25	25	25
ANNUAL OPERATING ASSESSMENT @ UNIT		1,072	1,083	1,154	1,152	1,152	1,101
MONTHLY OPERATING ASSESSMENT @ UNIT		89	90	96	96	96	92
OPERATING REVENUES							
3002 - ANNUAL ASSESSMENTS		26,859	27,222	28,797	28,803	28,812	27,518
3005 - LATE FEES		40	62	43	26	0	0
3046 - INTEREST INCOME - OPERATING		3	10	5	5	10	10
TOTAL OPERATING REVENUES		26,902	27,294	28,846	28,834	28,822	27,528
BUDGETED RESERVES REQUIREMENT		3,141	3,677	3,602	3,601	3,601	4,800
NUMBER OF UNITS		25	25	25	25	25	25
ANNUAL RESERVES ASSESSMENT @ UNIT		126	147	144	144	144	192
MONTHLY RESERVES ASSESSMENT @ UNIT		10	12	12	12	12	16
BUDGETED COMBINED ASSESSMENTS		29,945	30,760	32,464	32,413	32,413	32,318
TOTAL ANNUAL ASSESSMENT @ UNIT		1,198	1,230	1,299	1,297	1,297	1,293
TOTAL MONTHLY ASSESSMENT @ UNIT		100	103	108	108	108	108
							OPERATING AND RESERVES COMBINED
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5141 - BANK CHARGES - RESERVES							
TOTAL GENERAL & ADMINISTRATION EXPENSES	0	0	0	0	0	0	
BUDGETED RESERVES REQUIREMENT	3,141	3,677	3,602	3,601	3,601	4,800	
NUMBER OF UNITS	25	25	25	25	25	25	
ANNUAL RESERVES ASSESSMENT @ UNIT	126	147	144	144	144	192	
MONTHLY RESERVES ASSESSMENT @ UNIT	10	12	12	12	12	16	
RESERVES REVENUES							
2810 - RESERVE ASSESSMENTS	3,141	3,678	3,603	3,600	3,601	4,800	2022 - \$16.00 PER UNIT PER MONTH.
2810 - SPECIAL ASSESSMENT-RESERVES							
3047 - INTEREST INCOME - RESERVES	115	197	124	124	85	92	INCLUDED IN RESERVE ASSESSMENT CALCULATION
TOTAL RESERVES REVENUES	3,256	3,875	3,727	3,724	3,687	4,891	
MAJOR REPAIRS & REPLACEMENTS (excluding capitalized assets)							
6604 - STREETS & PARKING AREA					0		
6607 - FENCING/WALLS					0	2,653	
6619 - LANDSCAPE							
6631 - BEAUTIFICATION/EXCELLENCE PROGRAM					0		
TOTAL MAJOR REPAIRS & REPLACEMENTS	0	0	0	0	0	2,653	