

RAVENS VIEW I HOA
BUDGET WORKSHEET WITH PRIOR AUDITS
07/31/2019

c/o FIRSTSERVICE RESIDENTIAL
21 CHRISTOPHER WAY

ACCOUNT DESCRIPTION	2019 YTD ACTUAL	2019 PROJ REMAINING	2019 PROJ YEAR END	PROJECTED VARIANCE	APPROVED 2020 BUDGET
OPERATING INCOME					
60200 ASSOCIATION FEES	\$ 70,200.00	\$ 23,400.00	\$ 93,600.00	\$ -	\$ 93,600.00
64000 LATE FEE INCOME	\$ 972.00	\$ -	\$ 972.00	\$ 972.00	\$ 720.00
64075 CCS COLLECTIONS	\$ -	\$ -	\$ -	\$ -	\$ -
64100 LEGAL FEE INCOME	\$ 765.00	\$ -	\$ 765.00	\$ 765.00	\$ -
64200 FINE FEES	\$ -	\$ -	\$ -	\$ -	\$ -
64300 NSF CHARGES	\$ -	\$ -	\$ -	\$ -	\$ -
65000 OTHER INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
68000 INTEREST INCOME	\$ -	\$ -	\$ -	\$ -	\$ -
68005 OPERATING INTEREST	\$ 232.00	\$ 109.00	\$ 341.00	\$ 71.00	\$ 300.00
68010 RESERVE ACCOUNT INTEREST	\$ 465.00	\$ 184.00	\$ 649.00	\$ 199.00	\$ 550.00
69000 CONTRIBUTION TO CAPITAL	\$ 360.00	\$ 419.00	\$ 779.00	\$ (221.00)	\$ 600.00
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GROSS OPERATING INCOME	\$ 72,994.00	\$ 24,112.00	\$ 97,106.00	\$ 1,786.00	\$ 95,770.00
OPERATING EXPENSE					
GROUNDS MAINTENANCE					
74106 GEN MAINT/RPR/SUPPLY	\$ 675.00	\$ 125.00	\$ 800.00	\$ (500.00)	\$ 500.00
74150 GROUNDS MAINTENANCE-AM	\$ 6,891.00	\$ 6,350.00	\$ 13,241.00	\$ (541.00)	\$ 11,600.00
74302 SNOW REMOVAL	\$ 1,199.00	\$ 750.00	\$ 1,949.00	\$ 1,051.00	\$ 3,000.00
74591 GROUNDS OTHER	\$ -	\$ -	\$ -	\$ -	\$ 1,520.00
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TOTAL GROUNDS MAINTENANCE	\$ 8,765.00	\$ 7,225.00	\$ 15,990.00	\$ 10.00	\$ 16,620.00
TAXES & INSURANCE					
77515 INSURANCE	\$ 2,412.00	\$ 1,956.00	\$ 4,368.00	\$ 332.00	\$ 3,300.00
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TOTAL TAXES & INSURANCE	\$ 2,412.00	\$ 1,956.00	\$ 4,368.00	\$ 332.00	\$ 3,300.00
GENERAL & ADMINISTRATIVE					
78105 OFFICE EXPENSE	\$ 2,094.00	\$ 1,445.00	\$ 3,539.00	\$ (78.00)	\$ 3,500.00
78160 PRINTING & POSTAGE	\$ -	\$ -	\$ -	\$ -	\$ -
78400 BANK FEES	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL GENERAL & ADMINISTRATIVE	\$ 2,094.00	\$ 1,445.00	\$ 3,539.00	\$ (78.00)	\$ 3,500.00
PROFESSIONAL SERVICES					
81100 MANAGEMENT FEES	\$ 6,431.00	\$ 4,592.00	\$ 11,023.00	\$ 2.00	\$ 11,576.00
81150 DUE TO MASTER ASSOC.	\$ 40,365.00	\$ 13,455.00	\$ 53,820.00	\$ -	\$ 53,820.00

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81200 LEGAL FEES-GENERAL	\$ 501.00	\$ 352.00	\$ 853.00	\$ (4.00)	\$ 800.00
81300 LEGAL COLLECTIONS	\$ 150.00	\$ -	\$ 150.00	\$ (150.00)	\$ 500.00
81330 COLLECTION SERVICE	\$ -	\$ -	\$ -	\$ -	\$ 329.00
81401 AUDIT FEES	\$ -	\$ 1,475.00	\$ 1,475.00	\$ -	\$ 1,475.00
TOTAL PROFESSIONAL SERV	\$ 47,447.00	\$ 19,874.00	\$ 67,321.00	\$ (152.00)	\$ 68,500.00
TOTAL OPERATING EXPENSE	\$ 60,718.00	\$ 30,500.00	\$ 91,218.00	\$ 112.00	\$ 91,920.00
RESERVES & DEFERRED MAI					
88001 RESERVE CAPITAL IMPROVE	\$ 360.00	\$ 419.00	\$ 779.00	\$ 221.00	\$ 3,200.00
88001 RESERVE FUNDING	\$ 1,905.00	\$ 635.00	\$ 2,540.00	\$ -	\$ -
88001 RESERVE INTEREST	\$ 465.00	\$ 184.00	\$ 649.00	\$ (199.00)	\$ 650.00
TOTAL RESERVES & DEFERR	\$ 2,730.00	\$ 1,238.00	\$ 3,968.00	\$ 22.00	\$ 3,850.00
TOTAL OPERATING, RESERV	\$ 63,448.00	\$ 31,738.00	\$ 95,186.00	\$ 134.00	\$ 95,770.00
NET INCOME / (LOSS)	\$ 9,546.00	\$ (7,626.00)	\$ 1,920.00	\$ 1,920.00	\$ -