

## Monte Carlo Townhomes HOA

## Budget vs. Actual

January through December 2018

	Jan - Dec 18	Budget	\$ Over Budget
<b>Income</b>			
1000 - Assessments			
1001 - Mthly Assessments	167,040.00	167,040.00	0.00
<b>Total 1000 - Assessments</b>	<b>167,040.00</b>	<b>167,040.00</b>	<b>0.00</b>
1100 - Special Assessments			
1101 - Violations	(50.00)	0.00	(50.00)
<b>Total 1100 - Special Assessments</b>	<b>(50.00)</b>	<b>0.00</b>	<b>(50.00)</b>
1200 - Other Income			
1201 - Late Fees	1,135.01	0.00	1,135.01
1202 - Interest Earned	73.20	0.00	73.20
1208 - Estoppel Letter	1,500.00	0.00	1,500.00
1212 - Pool Key Replacement Fee	82.36	0.00	82.36
<b>Total 1200 - Other Income</b>	<b>2,790.57</b>	<b>0.00</b>	<b>2,790.57</b>
<b>Total Income</b>	<b>169,780.57</b>	<b>167,040.00</b>	<b>2,740.57</b>
<b>Gross Profit</b>	<b>169,780.57</b>	<b>167,040.00</b>	<b>2,740.57</b>
<b>Expense</b>			
2000 - Vendor Contracts			
2010 - Cable TV	48,924.35	46,518.18	2,406.17
2020 - Landscape			
2021 - Monthly Service	19,950.00	19,356.00	594.00
2022 - Landscape Extras	0.00	3,186.00	(3,186.00)
<b>Total 2020 - Landscape</b>	<b>19,950.00</b>	<b>22,542.00</b>	<b>(2,592.00)</b>
<b>Total 2000 - Vendor Contracts</b>	<b>68,874.35</b>	<b>69,060.18</b>	<b>(185.83)</b>
2005 - Merchant deposit fees	2,300.82	1,741.80	559.02
2100 - Administrative Costs			
2105 - Management Company	9,432.26	9,000.00	432.26
2110 - Accounting and Bookkeeping	7,800.00	7,800.00	0.00
2111 - Bonus	100.00	0.00	100.00
2120 - Office Supplies	200.22	434.44	(234.22)
2135 - Website Host	53.96	559.44	(505.48)
2141 - Coupon Books	650.59	371.14	279.45
2144 - Postage	73.65	179.00	(105.35)
2160 - State License Fees, Permits	356.25	400.00	(43.75)
2170 - Bank Fees	0.00	100.00	(100.00)
2175 - Legal Services	(270.00)	1,000.00	(1,270.00)
2181 - Tax Preparation	400.00	400.00	0.00
<b>Total 2100 - Administrative Costs</b>	<b>18,796.93</b>	<b>20,244.02</b>	<b>(1,447.09)</b>
2200 - Utilities			
2211 - Electric, Club House	2,815.95	2,092.70	723.25
2212 - Electric, Street Lights	989.80	1,218.05	(228.25)
2220 - Water & Sewer	722.19	957.07	(234.88)
<b>Total 2200 - Utilities</b>	<b>4,527.94</b>	<b>4,267.82</b>	<b>260.12</b>
2400 - Insurance			
2410 - Property	4,331.11	4,472.76	(141.65)

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2420 · Dir & Officers	1,425.00	1,517.25	(92.25)
2430 · HOA Umbrella	463.26	486.42	(23.16)
<b>Total 2400 · Insurance</b>	<b>6,219.37</b>	<b>6,476.43</b>	<b>(257.06)</b>
<b>3000 · Property Maintenance</b>			
3005 · Roof Repairs	5,450.00	7,140.00	(1,690.00)
3008 · Electrical Repairs	550.00	558.00	(8.00)
3010 · Janitorial Contractor	16,536.00	16,536.00	0.00
3011 · Maintenance Supplies	310.31	471.30	(160.99)
3021 · Irrigation Repairs	8,150.82	1,145.57	7,005.25
3030 · Pool Services	3,840.00	4,737.60	(897.60)
3031 · Pool Repairs/Extras	9,144.70	8,100.00	1,044.70
3070 · Pressure Cleaning	525.00	1,750.00	(1,225.00)
3111 · Tree Trim	7,600.00	5,500.00	2,100.00
3195 · Sidewalk Repairs	3,931.88	0.00	3,931.88
3199 · Misc. Property Repairs	2,550.00	180.00	2,370.00
<b>Total 3000 · Property Maintenance</b>	<b>58,588.71</b>	<b>46,118.47</b>	<b>12,470.24</b>
<b>3300 · Reserve Transfers</b>			
3310 · Monthly Reserves	19,131.48	19,131.48	0.00
<b>Total 3300 · Reserve Transfers</b>	<b>19,131.48</b>	<b>19,131.48</b>	<b>0.00</b>
<b>Total Expense</b>	<b>178,439.60</b>	<b>167,040.20</b>	<b>11,399.40</b>
<b>Net Income</b>	<b>(8,659.03)</b>	<b>(0.20)</b>	<b>(8,658.83)</b>