

## Monte Carlo Townhomes HOA

## Budget vs. Actual

January through December 2016

	Jan - Dec 16	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	810.00	0.00	810.00
<b>Total 1100 - Special Assessments</b>	<b>810.00</b>	<b>0.00</b>	<b>810.00</b>
1200 - Other Income			
1201 - Late Fees	1,760.00	0.00	1,760.00
1204 - Application Fee	435.00	0.00	435.00
1208 - Estoppel Letter	900.00	0.00	900.00
1212 - Pool Key Replacement Fee	60.00	0.00	60.00
1213 - Collection Processing Fee	580.00	0.00	580.00
<b>Total 1200 - Other Income</b>	<b>3,735.00</b>	<b>0.00</b>	<b>3,735.00</b>
<b>Total Income</b>	<b>171,585.00</b>	<b>167,040.00</b>	<b>4,545.00</b>
<b>Gross Profit</b>	<b>171,585.00</b>	<b>167,040.00</b>	<b>4,545.00</b>
<b>Expense</b>			
2000 - Vendor Contracts			
2010 - Cable TV	39,889.74	42,950.48	(3,060.74)
2020 - Landscape			
2021 - Monthly Service	14,400.00	14,400.00	0.00
2022 - Landscape Extras	5,046.00	9,120.00	(4,074.00)
<b>Total 2020 - Landscape</b>	<b>19,446.00</b>	<b>23,520.00</b>	<b>(4,074.00)</b>
<b>Total 2000 - Vendor Contracts</b>	<b>59,335.74</b>	<b>66,470.48</b>	<b>(7,134.74)</b>
2005 - Merchant deposit fees	1,070.13	0.00	1,070.13
2100 - Administrative Costs			
2105 - Management Company	8,745.00	10,200.00	(1,455.00)
2110 - Accounting and Bookkeeping	7,800.00	7,800.00	0.00
2120 - Office Supplies	255.57	150.00	105.57
2135 - Website Host	35.98	224.00	(188.02)
2141 - Coupon Books	270.01	250.00	20.01
2144 - Postage	15.68	75.00	(59.32)
2160 - State License Fees, Permits	525.34	296.25	229.09
2170 - Bank Fees	110.85	67.20	43.65
2175 - Legal Services	6,613.14	555.00	6,058.14
2181 - Tax Preparation	400.00	400.00	0.00
<b>Total 2100 - Administrative Costs</b>	<b>24,771.57</b>	<b>20,017.45</b>	<b>4,754.12</b>
2200 - Utilities			
2211 - Electric, Club House	2,648.75	2,546.52	102.23
2212 - Electric, Street Lights	947.04	918.61	28.43
2220 - Water & Sewer	532.30	484.84	47.46
<b>Total 2200 - Utilities</b>	<b>4,128.09</b>	<b>3,949.97</b>	<b>178.12</b>
2300 - Payroll Expense			
2301 - Payroll Salary-Janitorial	2,587.50	3,081.00	(493.50)

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2302 · Payroll Tax	309.83	323.70	(13.87)
<b>Total 2300 · Payroll Expense</b>	<b>2,897.33</b>	<b>3,404.70</b>	<b>(507.37)</b>
<b>2400 · Insurance</b>			
2410 · Property	4,818.73	5,148.99	(330.26)
2420 · Dir & Officers	953.00	953.00	0.00
2430 · HOA Umbrella	420.00	420.00	0.00
2450 · Worker's Compensation Policy	(284.00)	961.00	(1,245.00)
<b>Total 2400 · Insurance</b>	<b>5,907.73</b>	<b>7,482.99</b>	<b>(1,575.26)</b>
<b>3000 · Property Maintenance</b>			
3005 · Roof Repairs	1,461.00	0.00	1,461.00
3008 · Electrical Repairs	1,520.00	510.00	1,010.00
3009 · Subcontractor	0.00	1,395.00	(1,395.00)
3010 · Janitorial Contractor	9,915.78	6,809.36	3,106.42
3011 · Maintenance Supplies	853.46	786.29	67.17
3020 · Irrigation Services	1,790.00	0.00	1,790.00
3021 · Irrigation Maintenance/Repairs	1,777.40	2,052.00	(274.60)
3030 · Pool Services	4,769.80	4,684.80	85.00
3070 · Pressure Cleaning	381.60	3,500.00	(3,118.40)
3111 · Tree Trim	9,495.00	4,430.00	5,065.00
3195 · Sidewalk Repairs	22,500.00	7,600.00	14,900.00
3199 · Misc. Property Repairs	199.28	4,000.00	(3,800.72)
<b>Total 3000 · Property Maintenance</b>	<b>54,663.32</b>	<b>35,767.45</b>	<b>18,895.87</b>
<b>3300 · Reserve Transfers</b>			
3310 · Monthly Reserves	29,946.97	29,946.96	0.01
<b>Total 3300 · Reserve Transfers</b>	<b>29,946.97</b>	<b>29,946.96</b>	<b>0.01</b>
<b>Total Expense</b>	<b>182,720.88</b>	<b>167,040.00</b>	<b>15,680.88</b>
<b>Net Income</b>	<b>(11,135.88)</b>	<b>0.00</b>	<b>(11,135.88)</b>