

## Monte Carlo Townhomes HOA

## Budget vs. Actual

January through December 2017

	Jan - Dec 17	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	(100.00)	0.00	(100.00)
<b>Total 1100 - Special Assessments</b>	<b>(100.00)</b>	<b>0.00</b>	<b>(100.00)</b>
1200 - Other Income			
1201 - Late Fees	1,365.00	0.00	1,365.00
1202 - Interest Earned	11.03	0.00	11.03
1208 - Estoppel Letter	1,350.00	0.00	1,350.00
1212 - Pool Key Replacement Fee	(107.80)	0.00	(107.80)
<b>Total 1200 - Other Income</b>	<b>2,618.23</b>	<b>0.00</b>	<b>2,618.23</b>
<b>Total Income</b>	<b>169,558.23</b>	<b>167,040.00</b>	<b>2,518.23</b>
<b>Gross Profit</b>	<b>169,558.23</b>	<b>167,040.00</b>	<b>2,518.23</b>
<b>Expense</b>			
2000 - Vendor Contracts			
2010 - Cable TV	46,579.73	39,565.31	7,014.42
2020 - Landscape			
2021 - Monthly Service	21,745.00	21,045.00	700.00
2022 - Landscape Extras	2,655.00	0.00	2,655.00
<b>Total 2020 - Landscape</b>	<b>24,400.00</b>	<b>21,045.00</b>	<b>3,355.00</b>
<b>Total 2000 - Vendor Contracts</b>	<b>70,979.73</b>	<b>60,610.31</b>	<b>10,369.42</b>
2005 - Merchant deposit fees	1,745.49	909.08	836.41
2100 - Administrative Costs			
2105 - Management Company	9,045.00	9,000.00	45.00
2110 - Accounting and Bookkeeping	7,800.00	7,800.00	0.00
2111 - Bonus	100.00	0.00	100.00
2120 - Office Supplies	362.03	340.76	21.27
2135 - Website Host	466.20	47.97	418.23
2141 - Coupon Books	309.28	360.01	(50.73)
2143 - Bad Debt	(3,297.70)	0.00	(3,297.70)
2144 - Postage	153.33	20.91	132.42
2160 - State License Fees, Permits	673.75	618.79	54.96
2170 - Bank Fees	61.90	107.87	(45.97)
2175 - Legal Services	893.00	1,000.00	(107.00)
2181 - Tax Preparation	400.00	400.00	0.00
<b>Total 2100 - Administrative Costs</b>	<b>16,966.79</b>	<b>19,696.31</b>	<b>(2,729.52)</b>
2200 - Utilities			
2211 - Electric, Club House	2,097.68	2,801.53	(703.85)
2212 - Electric, Street Lights	1,227.34	952.40	274.94
2220 - Water & Sewer	909.07	508.73	400.34
<b>Total 2200 - Utilities</b>	<b>4,234.09</b>	<b>4,262.66</b>	<b>(28.57)</b>
2300 - Payroll Expense			

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2302 · Payroll Tax	15.53	0.00	15.53
<b>Total 2300 · Payroll Expense</b>	<b>15.53</b>	<b>0.00</b>	<b>15.53</b>
<b>2400 · Insurance</b>			
2410 · Property	4,259.77	4,818.73	(558.96)
2420 · Dir & Officers	1,445.00	953.00	492.00
2430 · HOA Umbrella	463.26	420.00	43.26
<b>Total 2400 · Insurance</b>	<b>6,168.03</b>	<b>6,191.73</b>	<b>(23.70)</b>
<b>3000 · Property Maintenance</b>			
3005 · Roof Repairs	5,950.00	1,948.00	4,002.00
3008 · Electrical Repairs	465.00	1,453.33	(988.33)
3010 · Janitorial Contractor	16,536.00	15,600.00	936.00
3011 · Maintenance Supplies	392.75	939.23	(546.48)
3021 · Irrigation Repairs	2,491.15	2,369.87	121.28
3030 · Pool Services	3,840.00	4,540.00	(700.00)
3031 · Pool Repairs/Extras	1,025.70	11,848.00	(10,822.30)
3070 · Pressure Cleaning	0.00	1,750.00	(1,750.00)
3081 · Street Repairs	8,195.00	6,295.00	1,900.00
3111 · Tree Trim	1,975.00	9,495.00	(7,520.00)
3195 · Sidewalk Repairs	4,400.00	0.00	4,400.00
3199 · Misc. Property Repairs	150.00	0.00	150.00
<b>Total 3000 · Property Maintenance</b>	<b>45,420.60</b>	<b>56,238.43</b>	<b>(10,817.83)</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>164,661.74</b>	<b>167,040.00</b>	<b>(2,378.26)</b>
<b>Net Income</b>	<b>4,896.49</b>	<b>0.00</b>	<b>4,896.49</b>