

Monterey Shores PUD Homeowners Assoc., Inc

Budget vs. Actuals: 2021 Budget - Excluding Reserves Expenses

January - December 2021

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
2000 Operating Account Interest	50.52		50.52
4013 Member Assessments			
4013A Regular Assessments	425,936.30	426,240.00	-303.70
4013B Architectural Review Assessment	10,850.00	3,000.00	7,850.00
4013C Guest Services Assessment	52,000.00	52,000.00	0.00
4013D Late Payment Assessment		1,500.00	-1,500.00
4013F Miscellaneous Income	1,824.96		1,824.96
4013G Transfer Fees	1,100.00		1,100.00
Total 4013 Member Assessments	491,711.26	482,740.00	8,971.26
Unapplied Payment Income	145,930.00		145,930.00
Total Income	\$637,691.78	\$482,740.00	\$154,951.78
GROSS PROFIT	\$637,691.78	\$482,740.00	\$154,951.78
Expenses			
5010 Bank Charges & Fees	274.95		274.95
5015 Bad Debts		1,000.00	-1,000.00
5020 Legal & Professional Services			
5020A Management Fees	33,600.00		33,600.00
5020B Accounting (Audit & Tax Prep)	1,690.00	2,500.00	-810.00
5020C Accounting--Other	5,002.50	6,500.00	-1,497.50
5020D Legal Expenses	7,745.15	5,000.00	2,745.15
5020E Website Hosting/Maintenance	347.90		347.90
5020G Funangle	118.00		118.00
Total 5020 Legal & Professional Services	48,503.55	14,000.00	34,503.55
5030 Office Supplies & Communications	60.00		60.00
5030A Meeting Expenses	3,550.54	2,000.00	1,550.54
5030B Office Supplies & Postage	1,516.17	3,000.00	-1,483.83
Total 5030 Office Supplies & Communications	5,126.71	5,000.00	126.71
5040 Clubhouse Expenses			
5040A Clubhouse Activities	350.39	500.00	-149.61
5040B Clubhouse Cleaning Services	3,725.00	3,500.00	225.00
5040C Clubhouse Exterior R & M	2,724.21	8,000.00	-5,275.79
5040D Clubhouse Interior R & M	6,649.73	7,000.00	-350.27
5040E Clubhouse Water & Sewer	5,997.52	5,500.00	497.52
5040F Clubhouse Cable & Internet	3,218.50	2,000.00	1,218.50
5040G Clubhouse Telephone	1,071.64	2,500.00	-1,428.36
5040H Clubhouse Pest Control	1,324.67	1,000.00	324.67
Total 5040 Clubhouse Expenses	25,061.66	30,000.00	-4,938.34
5045 General Supplies	2,540.86	3,500.00	-959.14
5050 Common Area Expenses			
5050A Common Area Electric	10,171.73	12,000.00	-1,828.27
5050B Common Area General R & M	10,323.12	25,000.00	-14,676.88

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5050C Common Area Landscaping	56,540.73	70,000.00	-13,459.27
Total 5050 Common Area Expenses	77,035.58	107,000.00	-29,964.42
5055 Trash Removal Expenses			
5055A Trash Can Rollback	7,416.00	8,500.00	-1,084.00
5055B Trash Collection	1,212.65	1,500.00	-287.35
Total 5055 Trash Removal Expenses	8,628.65	10,000.00	-1,371.35
5060 Pool Expenses			
5060A Pool Services	15,498.67	17,000.00	-1,501.33
5060B Pool Permits	400.00	500.00	-100.00
5060C Pool Repairs	2,107.45	2,000.00	107.45
Total 5060 Pool Expenses	18,006.12	19,500.00	-1,493.88
5070 Insurance	23,946.00	27,000.00	-3,054.00
5080 Taxes & Licenses			
5080A Income Taxes	989.00	2,000.00	-1,011.00
5080B Other Taxes and Licenses	5.00		5.00
5080C Payroll Taxes	11,158.41	15,450.00	-4,291.59
Total 5080 Taxes & Licenses	12,152.41	17,450.00	-5,297.59
5090 Payroll Wage Expenses			
5090A Payroll-GM, CM, ACM	92,873.05	122,000.00	-29,126.95
5090B Payroll - Misc Staffing	8,951.15	25,000.00	-16,048.85
5090C Payroll ASC Admin	2,552.00	7,500.00	-4,948.00
5090D Direct Deposit Fees	192.51		192.51
Total 5090 Payroll Wage Expenses	104,568.71	154,500.00	-49,931.29
5095 Misc Contingency		2,000.00	-2,000.00
6000 Reserves Funding	92,790.00	92,790.00	0.00
Total Expenses	\$418,635.20	\$483,740.00	\$ -65,104.80
NET OPERATING INCOME	\$219,056.58	\$ -1,000.00	\$220,056.58
NET INCOME	\$219,056.58	\$ -1,000.00	\$220,056.58

Note

This is the OPERATING budget so only reflects OPERATING expenses, including the portion of the OPERATING expenses for funding the reserves. The RESERVES expenses are reflected on the RESERVES budget. The NET INCOME of the OPERATING budget MINUS the NET INCOME of the reserves budget is the OVERALL NET INCOME noted on the Balance Sheet and Profit and Loss.