Villa Monterey III
Year to Date
January - April 2025

	Total Year to Date			
	Actual	**Budget**	**over Budget**	**% of Budget**
HOMEOWNER FEES				
Annual Dues/Late Fees	81,621.82	80,476.00	1,145.82	101.42%
Disclosure Fee	1,200.00	400.00	800.00	300.00%
Working Capital Fee	0.00	2,000.00	-2,000.00	0.00%
Total HOMEOWNER FEES	**$ 82,821.82**	**$ 82,876.00**	**-$ 54.18**	
Miscellaneous Income				
Unapplied Cash Payment Income				
Total Income	**$ 82,821.82**	**$ 82,876.00**	**-$ 54.18**	**$ 0.00**
Gross Profit	**$ 82,821.82**	**$ 82,876.00**	**-$ 54.18**	**$ 0.00**
Expenses				
ENTRANCE	0.00	0.00	0.00	
Electric	136.88	140.00	-3.12	97.77%
Fountain Maintenance	488.70	208.00	280.70	234.95%
Landscape/Repairs	1,786.50	1,333.32	453.18	133.99%
Water	467.26	280.00	187.26	166.88%
Total ENTRANCE	**$ 2,879.34**	**$ 1,961.32**	**$ 918.02**	**146.81%**
Miscellaneous Expense	0.00	0.00	0.00	
Accountant / Quickbooks	1,155.27	2,800.00	-1,644.73	41.26%
Fees - Bank/Other	69.10	48.00	21.10	143.96%
Insurance	2,957.00	4,000.00	-1,043.00	73.93%

Total Miscellaneous Expense	**$ 4,181.37**	**$ 6,848.00**	**-$ 2,666.63**	**61.06%**
OFFICE EXPENSE	0.00	0.00	0.00	
Copies-Misc/Annual Packets	8.86	160.00	-151.14	5.54%
Office Supplies	27.00	56.68	-29.68	47.64%
Website/Email	345.76	295.00	50.76	117.21%
Total OFFICE EXPENSE	**$ 381.62**	**$ 511.68**	**-$ 130.06**	**74.58%**
POOL AREA				
Equipment-Repairs/Replace	4,175.00	933.32	3,241.68	447.33%
Pest Control	210.00	280.00	-70.00	75.00%
Pool Cleaning	2,600.00	2,500.00	100.00	104.00%
Pool House-Supplies/Expenses	1,042.36	666.68	375.68	156.35%
Total POOL AREA	**$ 8,027.36**	**$ 4,380.00**	**$ 3,647.36**	**183.27%**
RAMADA AREA	0.00	0.00	0.00	
Clean Ramada	690.00	933.32	-243.32	73.93%
Exterior Wall	0.00	160.00	-160.00	0.00%
Landscape	1,690.50	2,260.00	-569.50	74.80%
Repairs/Supplies	5,196.66	1,000.00	4,196.66	519.67%
Total RAMADA AREA	**$ 7,577.16**	**$ 4,353.32**	**$ 3,223.84**	**174.05%**
SOCIAL EXPENSES	81.17	533.32	-452.15	15.22%
UTILITIES	0.00	0.00	0.00	
Electric	2,693.01	2,333.32	359.69	115.42%
Gas	5,925.72	10,000.00	-4,074.28	59.26%
Water	2,574.00	1,000.00	1,574.00	257.40%
Total UTILITIES	**$ 11,192.73**	**$ 13,333.32**	**-$ 2,140.59**	**83.95%**

Total Expenses	**$ 34,320.75**	**$ 31,920.96**	**$ 2,399.79**	**107.52%**
Net Operating Income	**$ 48,501.07**	**$ 50,955.04**	**-$ 2,453.97**	**-$ 1.08**
Other Expenses				
RESERVE FUND EXPENSES	3,200.00	5,020.00	-1,820.00	63.75%
Total Other Expenses	**$ 3,200.00**	**$ 5,020.00**	**-$ 1,820.00**	**63.75%**
Net Other Income	**-$3,200.00**	**-$5,020.00**	**$ 1,820.00**	**63.75%**
Net Income	**$ 45,301.07**	**$ 45,935.04**	**-$ 633.97**	**-$ 0.44**