

Villa Monterey III

Year to Date

January 2026

	Total			
	Actual	Budget	over Budget	% of Budget
<b>Income</b>				
4999 Uncategorized Income				
<b>HOMEOWNER FEES</b>				
Annual Dues/Late Fees	31,206.18	50,000.00	-18,793.82	62.41%
Disclosure Fee		400.00	-400.00	0.00%
Working Capital Fee		2,000.00	-2,000.00	0.00%
<b>Total HOMEOWNER FEES</b>	<b>\$ 31,206.18</b>	<b>\$ 52,400.00</b>	<b>-\$ 21,193.82</b>	<b>59.55%</b>
Miscellaneous Income	61.82	60.42	1.40	102.32%
Social Income		16.67	-16.67	0.00%
Unapplied Cash Payment Income	41.00		41.00	
<b>Total Income</b>	<b>\$ 31,309.00</b>	<b>\$ 52,477.09</b>	<b>-\$ 21,168.09</b>	<b>59.66%</b>
<b>Gross Profit</b>	<b>\$ 31,309.00</b>	<b>\$ 52,477.09</b>	<b>-\$ 21,168.09</b>	<b>59.66%</b>
<b>Expenses</b>				
<b>ENTRANCE</b>			0.00	
Electric	41.70	47.00	-5.30	88.72%
Fountain Maintenance	33.76	64.58	-30.82	52.28%
Landscape/Repairs	1,046.25	500.00	546.25	209.25%
Water	142.99	175.00	-32.01	81.71%
<b>Total ENTRANCE</b>	<b>\$ 1,264.70</b>	<b>\$ 786.58</b>	<b>\$ 478.12</b>	<b>160.78%</b>
<b>Miscellaneous Expense</b>				
Accountant / Quickbooks				

Fees - Bank/Other Insurance	2.60	8.33	-5.73	31.21%
<b>Total Miscellaneous Expense</b>	<b>\$ 2.60</b>	<b>\$ 8.33</b>	<b>-\$ 5.73</b>	<b>31.21%</b>

#### OFFICE EXPENSE

Copies-Misc/Annual Packets		1.67	-1.67	0.00%
Office Supplies		5.00	-5.00	0.00%
Website/Email	37.81	41.67	-3.86	90.74%
<b>Total OFFICE EXPENSE</b>	<b>\$ 37.81</b>	<b>\$ 48.34</b>	<b>-\$ 10.53</b>	<b>78.22%</b>

#### POOL AREA

Equipment-Repairs/Replace		300.00	-300.00	0.00%
Pest Control	70.00	70.00	0.00	100.00%
Pool Cleaning	650.00	716.67	-66.67	90.70%
Pool House-Supplies/Expenses		91.67	-91.67	0.00%
<b>Total POOL AREA</b>	<b>\$ 720.00</b>	<b>\$ 1,178.34</b>	<b>-\$ 458.34</b>	<b>61.10%</b>

#### RAMADA AREA

Clean Ramada		233.33	-233.33	0.00%
Landscape	540.00	854.17	-314.17	63.22%
Repairs/Supplies	14.19		14.19	
<b>Total RAMADA AREA</b>	<b>\$ 554.19</b>	<b>\$ 1,087.50</b>	<b>-\$ 533.31</b>	<b>50.96%</b>

#### SOCIAL EXPENSES

	39.05	166.67	-127.62	23.43%
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#### UTILITIES

Electric	698.18	783.33	-85.15	89.13%
Gas	1,620.47	875.00	745.47	185.20%
Water	661.20	791.67	-130.47	83.52%
<b>Total UTILITIES</b>	<b>\$ 2,979.85</b>	<b>\$ 2,450.00</b>	<b>\$ 529.85</b>	<b>121.63%</b>

<b>Total Expenses</b>	<b>\$ 5,598.20</b>	<b>\$ 5,725.76</b>	<b>-\$ 127.56</b>	<b>97.77%</b>
<b>Net Operating Income</b>	<b>\$ 25,710.80</b>	<b>\$ 46,751.33</b>	<b>-\$ 21,040.53</b>	<b>54.99%</b>
<b>Other Expenses</b>				
<b>RESERVE FUND EXPENSES</b>		1,416.67	-1,416.67	0.00%
<b>Total Other Expenses</b>		<b>\$ 1,416.67</b>	<b>-\$ 1,416.67</b>	<b>0.00%</b>
<b>Net Other Income</b>	<b>\$ 0.00</b>	<b>-\$ 1,416.67</b>	<b>\$ 1,416.67</b>	<b>0.00%</b>
<b>Net Income</b>	<b>\$ 25,710.80</b>	<b>\$ 45,334.66</b>	<b>-\$ 19,623.86</b>	<b>56.71%</b>

Wednesday, Feb 04, 2026 10:02:16 AM GMT-8 - Cash Basis