Villa Monterey III
Year to Date
August, 2026

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
4999 Uncategorized Income		0.00	0.00	
HOMEOWNER FEES	0.00	0.00	0.00	
Annual Dues/Late Fees	61,478.74	80,476.00	-18,997.26	76.39%
Disclosure Fee	1,200.00	2,400.00	-1,200.00	50.00%
Working Capital Fee	0.00	12,000.00	-12,000.00	0.00%
Total HOMEOWNER FEES	**$ 63,678.74**	**$ 94,876.00**	**-$ 31,197.26**	**67.12%**
Miscellaneous Income	495.63	483.36	12.27	102.54%
Services	-672.90	0.00	-672.90	
Social Income	0.00	133.36	-133.36	0.00%
Unapplied Cash Payment Income	41.00	0.00	41.00	
Total Income	**$ 62,542.47**	**$ 95,492.72**	**-$ 32,950.25**	**65.49%**
Gross Profit	**$ 62,542.47**	**$ 95,492.72**	**-$ 32,950.25**	**65.49%**
Expenses				
ENTRANCE	0.00	0.00	0.00	
Electric	320.76	376.00	-55.24	85.31%
Fountain Maintenance	986.87	516.64	470.23	191.02%
Landscape/Repairs	3,742.26	4,000.00	-257.74	93.56%
Water	1,364.16	1,400.00	-35.84	97.44%
Total ENTRANCE	**$ 6,414.05**	**$ 6,292.64**	**$ 121.41**	**101.93%**
Miscellaneous Expense	0.00	0.00	0.00	
Accountant / Quickbooks	3,231.36	1,000.00	2,231.36	323.14%
Fees - Bank/Other	555.20	66.64	488.56	833.13%
Insurance	3,305.00	3,550.00	-245.00	93.10%
Total Miscellaneous Expense	**$ 7,091.56**	**$ 4,616.64**	**$ 2,474.92**	**153.61%**
OFFICE EXPENSE	0.00	0.00	0.00	
Copies-Misc/Annual Packets	6.90	13.36	-6.46	51.65%
Office Supplies	240.66	40.00	200.66	601.65%
Website/Email	264.67	333.36	-68.69	79.39%
Total OFFICE EXPENSE	**$ 512.23**	**$ 386.72**	**$ 125.51**	**132.46%**
POOL AREA	0.00	0.00	0.00	
Equipment-Repairs/Replace	7,041.21	2,400.00	4,641.21	293.38%
Pest Control	1,210.00	560.00	650.00	216.07%
Pool Cleaning	4,790.00	5,733.36	-943.36	83.55%
Pool House-Supplies/Expenses	416.45	733.36	-316.91	56.79%

Total POOL AREA	**$ 13,457.66**	**$ 9,426.72**	**$ 4,030.94**	**142.76%**
RAMADA AREA	0.00	0.00	0.00	
Clean Ramada	1,950.00	1,866.64	83.36	104.47%
Landscape	7,895.20	6,833.36	1,061.84	115.54%
Repairs/Supplies	3,086.38	0.00	3,086.38	
Total RAMADA AREA	**$ 12,931.58**	**$ 8,700.00**	**$ 4,231.58**	**148.64%**
SOCIAL EXPENSES	749.35	1,333.36	-584.01	56.20%
UTILITIES	0.00	0.00	0.00	
Electric	5,645.88	6,266.64	-620.76	90.09%
Gas	6,587.32	7,000.00	-412.68	94.10%
Water	5,720.81	6,333.36	-612.55	90.33%
Total UTILITIES	**$ 17,954.01**	**$ 19,600.00**	**-$ 1,645.99**	**91.60%**
Total Expenses	**$ 59,110.44**	**$ 50,356.08**	**$ 8,754.36**	**117.38%**
Net Operating Income	**$ 3,432.03**	**$ 45,136.64**	**-$ 41,704.61**	**7.60%**
Other Expenses				
Reconciliation Discrepancies	232.00	0.00	232.00	
RESERVE FUND EXPENSES	8,363.82	11,333.36	-2,969.54	73.80%
Total Other Expenses	**$ 8,595.82**	**$ 11,333.36**	**-$ 2,737.54**	**75.85%**
Net Other Income	**-$ 8,595.82**	**-$ 11,333.36**	**$ 2,737.54**	**75.85%**
Net Income	**-$ 5,163.79**	**$ 33,803.28**	**-$ 38,967.07**	**-15.28%**