

Villa Monterey III
Year to Date
January - September, 2026

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
HOMEOWNER FEES				
Annual Dues/Late Fees	63,695.90	80,476.00	-16,780.10	79.15%
Disclosure Fee	1,600.00	2,800.00	-1,200.00	57.14%
Working Capital Fee	0.00	14,000.00	-14,000.00	0.00%
Total HOMEOWNER FEES	\$ 65,295.90	\$ 97,276.00	-\$ 31,980.10	67.12%
Miscellaneous Income	542.48	543.78	-1.30	99.76%
Services	-672.90	0.00	-672.90	
Social Income	0.00	150.03	-150.03	0.00%
Unapplied Cash Payment Income				
Total Income	\$ 65,165.48	\$ 97,969.81	-\$ 151.33	66.52%
Gross Profit	\$ 65,165.48	\$ 97,969.81	-\$ 32,804.33	66.52%
Expenses				
ENTRANCE				
Electric	358.35	423.00	-64.65	84.72%
Fountain Maintenance	1,020.62	581.22	439.40	175.60%
Landscape/Repairs	4,031.46	4,500.00	-468.54	89.59%
Water	1,600.23	1,575.00	25.23	101.60%
Total ENTRANCE	\$ 7,010.66	\$ 7,079.22	-\$ 68.56	99.03%
Miscellaneous Expense				
Accountant / Quickbooks	3,231.36	2,200.00	1,031.36	146.88%
Fees - Bank/Other	555.20	74.97	480.23	740.56%
Insurance	3,653.00	3,550.00	103.00	102.90%
Total Miscellaneous Expense	\$ 7,439.56	\$ 5,824.97	\$ 1,614.59	127.72%
OFFICE EXPENSE				
Copies-Misc/Annual Packets	6.90	15.03	-8.13	45.91%
Office Supplies	240.66	45.00	195.66	534.80%
Website/Email	302.48	375.03	-72.55	80.65%
Total OFFICE EXPENSE	\$ 550.04	\$ 435.06	\$ 114.98	126.43%

POOL AREA

Equipment-Repairs/Replace	7,113.02	2,700.00	4,413.02	263.45%
Pest Control	1,280.00	630.00	650.00	203.17%
Pool Cleaning	5,440.00	6,450.03	-1,010.03	84.34%
Pool House-Supplies/Expenses	592.45	825.03	-232.58	71.81%
Total POOL AREA	\$ 14,425.47	\$ 10,605.06	\$ 3,820.41	136.02%

RAMADA AREA

Clean Ramada	2,250.00	2,099.97	150.03	107.14%
Landscape	7,895.20	7,687.53	207.67	102.70%
Repairs/Supplies	3,086.38	0.00	3,086.38	
Total RAMADA AREA	\$ 13,231.58	\$ 9,787.50	\$ 3,444.08	135.19%

SOCIAL EXPENSES

	749.35	1,500.03	-750.68	49.96%
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UTILITIES

Electric	6,384.44	7,049.97	-665.53	90.56%
Gas	6,817.60	7,875.00	-1,057.40	86.57%
Water	6,503.36	7,125.03	-621.67	91.27%
Total UTILITIES	\$ 19,705.40	\$ 22,050.00	-\$ 2,344.60	89.37%

Total Expenses	\$ 63,112.06	\$ 57,281.84	\$ 5,830.22	110.18%
Net Operating Income	\$ 2,053.42	-\$ 2,053.42	\$ 4,106.84	-100.00%
Other Expenses				
Reconciliation Discrepancies	232.00	0.00	232.00	

RESERVE FUND EXPENSES

	8,363.82	12,750.03	-4,386.21	65.60%
Total Other Expenses	\$ 8,595.82	\$ 12,750.03	-\$ 4,154.21	67.42%
Net Other Income	-\$ 8,595.82	-\$ 12,750.03	\$ 4,154.21	67.42%
Net Income	-\$ 6,542.40	-\$ 14,803.45	\$ 8,261.05	44.20%