



MONTEREY ESTATES

Community Association
P.O. Box 710162
Oak Hill, VA 20171

Treasurer's Report – October 2015

Bank of America balance:

Account	Bank Balance	Book Balance
Checking	\$ 7,167.81	\$ 7,167.81
Savings	\$63,103.44	\$63,103.44
Month End Balance	\$70,271.25	\$70,271.25

Reserve Fund Balance:

	Balance
12/31/2014 Beginning Balance	\$74,537
2015 Budget Contributions	\$7,962
2015 YTD Expenditures	\$(23,919)
Current Balance	\$58,580

Transactions during October:

Item	Trans Date	Cleared	Payee	Purpose	Amount
Bill Pay	10/06/15	10/06/15	MAGNA	Playground Installation	\$ (492.09)
Bill pay	10/14/15	10/14/15	Paul Osborn	FedEx – HOA Mailing	(25.50)
Deposit	10/16/15	10/16/15	MECA	2 - Transfer Fees & 1 HOA Packet	150.00
Checkcard	10/16/15	10/16/15	Lowe's	Playground Equipment	(128.14)
Checkcard	10/19/15	10/19/15	Virginia Ground Covers	Mulch – Playground	(1,395.00)
Bill pay	10/21/15	10/21/15	Xero	Administrative – Accounting	(6.75)
Bill Pay	10/23/15	10/23/15	OPC LLC	Lawn Care (September 2015)	(1,015.00)
Bill Pay	10/26/15	10/26/15	Community Association Engineering	Reserve Study – Final Payment	(1,450.00)
Bill pay	10/27/15	10/27/15	Dominion Power	Utilities	(14.42)
Deposit	10/28/15	10/28/15	MECA	HOA Dues	170.00
Checkcard	10/29/15	10/29/15	Cubsmart	Rent - Storage Locker	(70.00)
Interest	10/30/15	10/30/15	B of A	Interest Income	2.68

■ Prepared by: Jonathan Grinnon – 11.18.2015

Monterey Estates Community Association
Budget to Actual
As of October 31, 2015

	4th Qtr			2015		
	Budget	Actual	Balance	Budget	Actual	Balance
Revenue						
HOA Dues	-	170	170	39,100	39,260	160
HOA Packets Revenue	150	100	(50)	600	700	100
HOA Transfer fees	25	50	25	100	100	-
Interest Income	2	3	1	8	33	25
Total Revenue	4,704	323	146	39,808	40,093	285
Expenses						
Accounting & Tax Return	21	7	14	434	568	(134)
Administrative	500	26	474	2,000	766	1,234
Annual Audit	-	-	-	2,400	-	2,400
Bank Service Charges	-	-	-	-	-	-
Common Grounds - Infrastructure	-	-	-	750	929	(179)
Common Grounds - Landscaping	1,000	-	1,000	4,000	2,800	1,200
Community Events	100	-	100	700	315	385
Fees (PO Box, Corp, RE Board)	75	-	75	300	146	154
Insurance	2,800	-	2,800	2,800	-	2,800
Lawn Care	3,500	1,015	2,485	12,650	10,160	2,490
Legal Expenses	600	1,450	(850)	2,400	1,450	950
Playground Maintenance	-	1,395	(1,395)	2,500	1,679	821
Rent - Storage Locker	-	70	(70)	830	632	198
Utilities	45	14	31	180	144	36
Total Expenses	9,944	3,977	4,664	31,944	19,589	12,355
Net Income / (Loss)	(5,240)	(3,654)	4,810	7,864	20,504	12,640

	4th Qtr	2015
	Actual	Actual
Reserve Fund Balance		
12/31/2014 Beginning Balance	58,580	74,537
2015 Budget Contributions	-	7,962
Subtotal	58,580	82,499
2015 Expenditures		
Playground Equipment	(620)	(24,539)
Current Balance	57,960	57,960