



# MONTEREY ESTATES

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

## Treasurer's Report – October 2016

### Bank of America Summary:

Account	Bank Balance
Beginning Balance	\$ 94,153.79
Cash In	362.67
Cash Out	(4,213.99)
<b>Ending Balance</b>	<b>\$ 90,302.47</b>

### Bank of America Account Balances:

Checking	27,167.47
Savings	63,135.00

### Reserve Fund Balance:

	Balance
12/31/2015 Ending Balance	\$ 57,691
2015 P&L Contribution	8,118
2016 Budget Contributions (\$10,608 Allocated)	10,608
2016 YTD Expenditures	0
<b>Current Balance</b>	<b>\$ 76,417</b>

### Transactions during the Period:

Item	Trans Date	Payee	Purpose	Cash In	Cash Out
Deposit	10/03/16	MECA	HOA Dues – Deposit #19	\$ 180.00	
Bill Pay	10/11/16	Samuel Leven	Certified Mail Reimbursement		(\$6.94)
Deposit	10/17/16	MECA	HOA Dues – Deposit #20	180.00	
Bill Pay	10/18/16	Nationwide Insurance	Annual Insurance		(3,095.00)
Checkcard	10/24/16	Xero	Administrative – Accounting		(6.75)
Bill Pay	10/25/16	OPC LLC	Lawn care (September)		(1,015.00)
Bill Pay	9/27/16	Dominion Power	Utilities		(14.30)
Checkcard	9/29/16	Cubsmart	Rent - Storage Locker		(76.00)
Interest	9/30/16	B of A	Interest Income	2.67	
			<b>Totals</b>	<b>\$ 362.67</b>	<b>\$(4,213.99)</b>

■ Prepared by: Jonathan Grinnon – 11.15.2016

# Monterey Estates Community Association

## Budget to Actual

As of October 31, 2016

	4th Qtr			2016		
	Budget	Actual	Balance	Budget	Actual	Balance
<b>Revenue</b>						
HOA Dues	-	360	360	41,400	41,935	535
HOA Packets Revenue	200	-	(200)	800	900	100
HOA Transfer fees	50	-	(50)	200	175	(25)
Interest Income	8	3	(5)	32	28	(4)
<b>Total Revenue</b>	<b>258</b>	<b>363</b>	<b>105</b>	<b>42,432</b>	<b>43,038</b>	<b>606</b>
<b>Expenses</b>						
Accounting & Tax Return	21	7	14	584	519	65
Administrative	500	7	493	2,000	549	1,451
Annual Audit	-	-	-	1,000	-	1,000
Common Grounds - Infrastructure	-	-	-	1,200	46	1,154
Common Grounds - Landscaping	1,000	-	1,000	4,000	2,675	1,325
Community Events	100	-	100	700	285	415
Fees (PO Box, Corp, RE Board)	75	-	75	300	67	233
Insurance	2,900	3,095	(195)	2,900	3,095	(195)
Lawn Care	3,750	1,015	2,735	14,500	9,710	4,790
Legal Expenses	500	-	500	2,000	-	2,000
Playground Maintenance	-	-	-	1,500	745	755
Rent - Storage Locker	210	76	134	840	712	128
Utilities	45	14	31	180	141	39
<b>Total Expenses</b>	<b>9,101</b>	<b>4,214</b>	<b>4,887</b>	<b>31,704</b>	<b>18,544</b>	<b>13,160</b>
<b>Net Income / (Loss)</b>	<b>(8,843)</b>	<b>(3,851)</b>	<b>4,992</b>	<b>10,728</b>	<b>24,494</b>	<b>13,766</b>

	4th Qtr	
	Budget	Actual
<b>Reserve Fund Balance</b>		
12/31/2015 Ending Balance	57,691	57,691
2015 P&L Contribution	8,118	8,118
2016 Budget Contributions	10,608	10,608
<b>Subtotal</b>	<b>76,417</b>	<b>76,417</b>
<b>2016 Expenditures</b>		
	-	-
<b>Current Balance</b>	<b>76,417</b>	<b>76,417</b>