



MONTEREY ESTATES

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

Treasurer's Report – November 2015

Bank of America balance:

| Account | Bank Balance | Book Balance |
|-------------------|--------------|--------------|
| Checking | \$ 2,892.85 | \$ 2,892.85 |
| Savings | \$63,106.03 | \$63,106.03 |
| Month End Balance | \$65,998.88 | \$65,998.88 |

Reserve Fund Balance:

| | Balance |
|------------------------------|------------|
| 12/31/2014 Beginning Balance | \$74,537 |
| 2015 Budget Contributions | \$7,962 |
| 2015 YTD Expenditures | \$(24,739) |
| Current Balance | \$57,760 |

Transactions during October:

| Item | Trans Date | Cleared | Payee | Purpose | Amount |
|-----------|------------|----------|----------------------|-----------------------------|-------------|
| Bill Pay | 11/17/15 | 11/17/15 | Jason Lynch | Playground Installation | \$ (199.79) |
| Bill Pay | 11/20/15 | 11/20/15 | OPC LLC | Lawn Care (October 2015) | (1,015.00) |
| Bill Pay | 11/20/15 | 11/20/15 | OPC LLC | Tree Removal (October 2015) | (200.00) |
| Bill pay | 11/23/15 | 11/23/15 | Xero | Administrative – Accounting | (6.75) |
| Bill Pay | 11/23/15 | 11/23/15 | Nationwide Insurance | Annual Insurance | (2,769.00) |
| Bill pay | 11/25/15 | 11/25/15 | Dominion Power | Utilities | (14.42) |
| Checkcard | 11/30/15 | 11/30/15 | Cubsmart | Rent - Storage Locker | (70.00) |
| Interest | 11/30/15 | 11/30/15 | B of A | Interest Income | 2.59 |

■ Prepared by: Jonathan Grinnon – 12.16.2015

Monterey Estates Community Association
Budget to Actual
As of November 30, 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 | 6 | 4 | 8 | 36 | 28 |
| Total Revenue | 4,704 | 326 | 149 | 39,808 | 40,096 | 288 |
| Expenses | | | | | | |
| Accounting & Tax Return | 21 | 14 | 7 | 434 | 575 | (141) |
| 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 | 200 | 800 | 4,000 | 3,000 | 1,000 |
| Community Events | 100 | - | 100 | 700 | 315 | 385 |
| Fees (PO Box, Corp, RE Board) | 75 | - | 75 | 300 | 146 | 154 |
| Insurance | 2,800 | 2,769 | 31 | 2,800 | 2,769 | 31 |
| Lawn Care | 3,500 | 2,030 | 1,470 | 12,650 | 11,175 | 1,475 |
| 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 | - | 140 | (140) | 830 | 702 | 128 |
| Utilities | 45 | 28 | 17 | 180 | 158 | 22 |
| Total Expenses | 9,944 | 8,052 | 589 | 31,944 | 23,664 | 8,280 |
| Net Income / (Loss) | (5,240) | (7,726) | 738 | 7,864 | 16,432 | 8,568 |

| | 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 | (820) | (24,739) |
| Current Balance | 57,760 | 57,760 |