



MONTEREY ESTATES

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

Treasurer's Report – December 2016

Bank of America Summary:

Account	Bank Balance
Beginning Balance	\$ 89,193.01
Cash In	2.67
Cash Out	(846.05)
Ending Balance	\$ 88,349.63

Bank of America Account Balances:

Checking	25,209.37
Savings	63,140.26

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
Current Balance	\$ 76,417

Transactions during the Period:

Item	Trans Date	Payee	Purpose	Cash In	Cash Out
Bill Pay	12/14/16	OPC LLC	Lawn care (November)		\$ (520.00)
Checkcard	12/21/16	Xero	Administrative – Accounting		(6.75)
Bill Pay	12/21/16	JAL Solutions, LLC	Seal asphalt cracks in path		(95.00)
Checkcard	12/23/16	USPS	PO Box – Annual renewal		(134.00)
Bill Pay	12/28/16	Dominion Power	Utilities		(14.30)
Checkcard	12/29/16	Cubsmart	Rent - Storage Locker		(76.00)
Interest	12/30/16	B of A	Interest Income	2.67	
			Totals	\$ 2.59	\$(846.05)

■ Prepared by: Jonathan Grinnon – 1.22.2017

Monterey Estates Community Association

Budget to Actual

As of December 31, 2016

	4th Qtr			2016		
	Budget	Actual	Balance	Budget	Actual	Balance
Revenue						
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	8	-	32	32	-
Total Revenue	258	368	110	42,432	43,042	610
Expenses						
Accounting & Tax Return	21	20	1	584	531	53
Administrative	500	7	493	2,000	548	1,452
Annual Audit	-	-	-	1,000	-	1,000
Common Grounds - Infrastructure	-	95	(95)	1,200	141	1,059
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	134	(59)	300	201	99
Insurance	2,900	3,095	(195)	2,900	3,095	(195)
Lawn Care	3,750	2,550	1,200	14,500	11,245	3,255
Legal Expenses	500	-	500	2,000	-	2,000
Playground Maintenance	-	-	-	1,500	745	755
Rent - Storage Locker	210	228	(18)	840	864	(24)
Utilities	45	43	2	180	172	8
Total Expenses	9,101	6,172	2,929	31,704	20,502	11,202
Net Income / (Loss)	(8,843)	(5,804)	3,039	10,728	22,540	11,812
25% Operating Reserve				(10,608)	(10,608)	-
				120	11,932	(11,812)

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