



MONTEREY ESTATES

Community Association

P.O. Box 710162

Oak Hill, VA 20171

Treasurer's Report – May 2019

Bank of America Summary:

Account	Bank Balance
Beginning Balance	\$ 81,955.22
Cash In	3,090.85
Cash Out	(2,193.49)
Ending Balance	\$ 82,852.58

Bank of America Account Balances:

Checking	49,678.30
Savings	33,174.28

Reserve Fund Balance:

	Balance
12/31/2018 Ending Balance	\$ 50,729
2019 Budget Contributions (\$11,944 Allocated)	11,944
2019 YTD Expenditures	(0)
Current Balance	\$ 62,673

Transactions during the Period:

Item	Trans Date	Payee	Purpose	Cash In	Cash Out
Deposit	5/03/19	MECA	Deposit # 9	\$1,900.00	
Bill Pay	5/09/19	JAL Solutions	April Lawn Care		\$ (1,857.84)
Bill Pay	5/09/19	Cameron Eckhardt	Annual Meeting Mailing		(229.82)
Checkcard	5/13/19	Xero	Administrative – Accounting		(9.00)
Checkcard	5/29/19	Cubsmart	Storage Locker		(82.00)
Checkcard	5/29/19	Dominion Power	Utilities		(14.83)
Deposit	5/31/19	MECA	Deposit # 10	1,190.00	
Interest	5/31/19	B of A	Interest Income	0.85	
			Totals	\$ 3,090.85	\$ (2,193.49)

■ Prepared by: Jonathan Grinnon – 07.08.2019

Monterey Estates Community Association

Budget to Actual

As of May 31, 2019

	2nd Qtr			2019		
	Budget	Actual	Balance	Budget	Actual	Balance
Revenue						
HOA Dues	5,978	2,690	(3,288)	46,000	41,600	(4,400)
HOA Packets Revenue	400	400	-	1,400	500	(900)
HOA Transfer fees	100	-	(100)	350	25	(325)
Interest Income	6	2	(4)	24	5	(19)
Total Revenue	6,484	3,092	(3,392)	47,774	42,130	(5,644)
Expenses						
Accounting & Tax Return	1,527	18	1,509	1,608	45	1,563
Administrative	350	261	89	1,100	511	589
Common Grounds - Infrastructure	250	-	250	1,000	-	1,000
Common Grounds - Landscaping	750	3,715	(2,965)	3,000	5,415	(2,415)
Community Events	100	-	100	800	100	700
Fees (PO Box, Corp, RE Board)	25	-	25	325	-	325
Insurance	-	-	-	3,500	-	3,500
Lawn Care	5,000	1,841	3,159	17,000	3,228	13,772
Legal Expenses	500	-	500	2,000	-	2,000
Playground Maintenance	750	-	750	4,250	170	4,080
Rent - Storage Locker	250	164	86	1,000	496	504
Utilities	45	30	15	180	73	107
Total Expenses	9,547	6,029	3,518	35,763	10,038	25,725
Net Income / (Loss)	(3,063)	(2,937)	126	12,011	32,092	20,081
25% Operating Reserve	(1,621)	-	(1,621)	(11,944)	(11,944)	-
	(4,684)	(2,937)	(1,747)	67	20,148	(20,081)

	2nd Qtr		2019	
	Budget	Actual	Budget	Actual
Reserve Fund Balance				
12/31/2018 Ending Balance	44,569	44,569	44,569	44,569
2018 P&L Contribution	6,160	6,160	6,160	6,160
2019 Budget Contributions	11,944	11,944	11,944	11,944
Subtotal	62,673	62,673	62,673	62,673
2018 Expenditures				
	-	-	-	-
Current Balance	62,673	62,673	62,673	62,673