

**MONTEGO BAY HOMEOWNERS' ASSOCIATION, INC.**  
**BUDGET COMPARISON REPORT**

| JANUARY through DECEMBER 2021 |                                  |                    |                     |                     |
|-------------------------------|----------------------------------|--------------------|---------------------|---------------------|
|                               | Activity                         | December           | Year to Date        | Budget              |
| <b>INCOME</b>                 |                                  |                    |                     |                     |
| <b>Income</b>                 |                                  |                    |                     |                     |
| 4000                          | Carry Over Income from 2020      | \$0.00             | \$5,782.10          | \$5,000.00          |
| 4010                          | Assessment Income                | \$0.00             | \$81,618.40         | \$88,850.00         |
| 4015                          | Pre-paid 2022 HOA Income         | \$22,873.75        | \$36,283.75         | \$0.00              |
| 4145                          | Contingency Funds                | \$0.00             | \$22,778.38         | 22,686.11           |
| 4146                          | Estoppel Income                  | \$500.00           | \$4,855.00          | \$0.00              |
| 4150                          | Legal Collections Recovery       | \$0.00             | \$300.00            | \$0.00              |
| 4155                          | Pool Keys                        | \$0.00             | \$500.00            | \$0.00              |
|                               | Credit Card Rewards              | \$0.00             | \$87.08             | \$0.00              |
|                               | Misc Deposit                     | \$0.00             | \$1.00              | \$0.00              |
|                               |                                  |                    |                     |                     |
| <b>TOTAL</b>                  | <b>INCOME</b>                    | <b>\$23,373.75</b> | <b>\$152,205.71</b> | <b>\$116,536.11</b> |
|                               |                                  |                    |                     |                     |
|                               | <b>EXPENSES</b>                  |                    |                     |                     |
| <b>Administrative</b>         |                                  |                    |                     |                     |
|                               | <b>BAD DEBT</b>                  |                    |                     |                     |
| 5560                          | Bad Dept: (uncollected HOA Fees) | \$0.00             | \$0.00              | <b>\$1,000.00</b>   |
|                               |                                  |                    |                     |                     |
| 5570                          | <b>Refunds:</b>                  |                    |                     |                     |
|                               | Estoppel                         | \$0.00             | \$40.50             | \$0.00              |
|                               |                                  | <b>\$0.00</b>      |                     | \$0.00              |
|                               | <b>TOTAL REFUNDS</b>             | <b>\$0.00</b>      | <b>\$40.50</b>      | <b>\$0.00</b>       |
|                               |                                  |                    |                     |                     |
|                               | <b>ADMINISTRATIVE EXPENSES</b>   |                    |                     |                     |
| 5740                          | Legal Fees                       | \$0.00             | \$94.50             | \$1,500.00          |
| 4070                          | Bank Fees                        | \$123.00           | \$4,579.09          | \$2,500.00          |
| 5820                          | Postage                          | \$0.00             | \$495.32            | \$500.00            |
| 5840                          | CPA (tax prep)                   | \$0.00             | \$0.00              | \$500.00            |
| <b>5999</b>                   | Miscellaneous/Office Supplies    | \$0.00             | \$789.50            | \$1,500.00          |
|                               |                                  |                    |                     |                     |
|                               | <b>TOTAL ADMINSTRATIVE</b>       | <b>\$123.00</b>    | <b>\$5,958.41</b>   | <b>\$6,500.00</b>   |
|                               |                                  |                    |                     |                     |
| <b>Contingency</b>            |                                  |                    |                     |                     |

|      |                                       |                   |                    |                    |
|------|---------------------------------------|-------------------|--------------------|--------------------|
| 9999 | Contingency-Pool Lift                 | \$0.00            | \$4,907.73         | \$5,000.00         |
|      |                                       |                   |                    |                    |
|      | <b>LANDSCAPING EXPENSES</b>           |                   |                    |                    |
| 6025 | Common area contract maintenance      | \$2,750.00        | \$30,750.00        | \$30,000.00        |
| 6682 | Tree trimming & Debris removal        | \$0.00            | \$0.00             | \$1,000.00         |
| 6685 | Entrance Planting (2X per yr)         | \$0.00            | \$1,100.00         | \$1,000.00         |
|      | <b>TOTAL LANDSCAPING EXPENSES</b>     | <b>\$2,750.00</b> | <b>\$31,850.00</b> | <b>\$32,000.00</b> |
|      |                                       |                   |                    |                    |
|      | <b>MAINTENANCE AND REPAIR</b>         |                   |                    |                    |
| 6620 | Janitorial and Cabana Service         | \$400.00          | \$4,400.00         | \$4,800.00         |
| 6680 | Common Area Maintenance or Repairs    |                   | \$867.96           | \$1,500.00         |
| 8200 | General Improvements                  |                   | \$0.00             | \$2,000.00         |
|      | <b>TOTAL MAINTENANCE &amp; REPAIR</b> | <b>\$400.00</b>   | <b>\$5,667.96</b>  | <b>\$8,300.00</b>  |
|      |                                       |                   |                    |                    |
|      | <b>POOL EXPENSES</b>                  |                   |                    |                    |
| 6930 | Pool Service                          | \$710.00          | \$8,300.00         | \$8,300.00         |
| 6960 | Pool Permit                           |                   | \$325.00           | \$380.00           |
| 6980 | Pool Maintenance & Repair             | \$0.00            | \$1,390.00         | \$2,000.00         |
| 6990 | Pond Maintenance                      | \$0.00            | \$775.00           | \$950.00           |
|      | <b>TOTAL POOL &amp; Pond EXPENSES</b> | <b>\$710.00</b>   | <b>\$10,790.00</b> | <b>\$11,630.30</b> |
|      |                                       |                   |                    |                    |
|      | <b>INSURANCES EXPENSES</b>            |                   |                    |                    |
| 7310 | Property & Casualty Insurance         | \$0.00            | \$8,919.50         | \$8,500.00         |
|      | Terrorism Endorsement                 | \$0.00            | \$0.00             | \$0.00             |
| 7315 | Board Member Bonding                  | \$0.00            | \$493.00           | \$0.00             |
|      | <b>TOTAL INSURANCES EXPENSES</b>      | <b>\$0.00</b>     | <b>\$9,412.50</b>  | <b>\$8,500.00</b>  |
|      |                                       |                   |                    |                    |
|      | <b>TECHNOLOGY EXPENSES</b>            |                   |                    |                    |
| 5570 | Security Camera Maintenance           | \$0.00            | \$0.00             | \$1,500.00         |
| 5910 | Website Development & Maintenance     | \$0.00            | \$2,503.25         | \$1,500.00         |
| 5930 | Verizon Cell Service                  | \$64.02           | \$769.54           | \$800.00           |
| 5940 | Spectrum Sec Internet for Cameras     | \$129.28          | \$1,551.36         | \$1,560.00         |
|      | <b>TOTAL TECHNOLOGY</b>               | <b>\$193.30</b>   | <b>\$4,824.15</b>  | <b>\$5,360.00</b>  |
|      |                                       |                   |                    |                    |
|      | <b>UTILITY EXPENSES</b>               |                   |                    |                    |
| 7010 | Electric                              | \$692.27          | \$7,988.93         | \$9,000.00         |
| 7120 | Water                                 | \$21.92           | \$2,832.00         | \$1,200.00         |
|      | <b>TOTAL UTILITIES</b>                | <b>\$714.19</b>   | <b>\$10,820.93</b> | <b>\$10,200.00</b> |

|                                    |  |                   |                    |                    |
|------------------------------------|--|-------------------|--------------------|--------------------|
|                                    |  |                   |                    |                    |
|                                    |  |                   |                    |                    |
| <b>GRAND TOTAL of<br/>EXPENSES</b> |  | <b>\$4,890.49</b> | <b>\$84,272.18</b> | <b>\$88,490.30</b> |
|                                    |  |                   |                    |                    |