

MONTEGO BAY HOMEOWNERS' ASSOCIATION, INC.

BUDGET COMPARISON REPORT

October 2025 through September 2026

	Activity	October	Year to Date	Budget
	INCOME			
4000	Carry Over Income from 2025	\$0.00	\$67,623.00	\$40,000.00
4010	Assessment inc. pd for 24 (HOA dues)	\$0.00	\$0.00	\$0.00
4010	Interest on Hoa Dues	\$38.34	\$572.36	\$0.00
4010	Assessment HOA dues 2026	\$0.00	\$91,438.37	\$93,730.00
	Assessment HOA dues 2026	\$5,660.00	\$5,860.00	\$0.00
4145	Contingency Funds	\$0.00	\$34,528.50	\$33,477.14
4146	Estoppel Income	\$300.00	\$1,600.00	\$0.00
4150	Legal Collections Recovery	\$0.00	\$1,417.70	\$0.00
4155	Pool Keys	\$100.00	\$200.00	\$0.00
	Credit Card Rewards	\$0.00	\$0.00	\$0.00
	Misc Deposit due 2026	\$0.00	\$55.02	\$0.00
TOTAL	INCOME	\$6,098.34	\$203,294.95	\$167,207.14
	EXPENSES			
Administrative				
	BAD DEBT			
5560	Bad Dept: (uncollected HOA Fees)	\$0.00	\$0.00	\$2,000.00
5570	Refunds:			
	Estoppel	\$0.00	\$0.00	\$1,500.00
	refund dup Hoa fees charges	\$0.00	\$0.00	\$1,500.00
	TOTAL REFUNDS	\$0.00	\$0.00	\$3,000.00
	ADMINISTRATIVE EXPENSES			
5740	Legal Fees	\$0.00	\$681.52	\$5,000.00
4070	Bank Fees	\$0.00	\$0.00	\$0.00
5820	Postage	\$156.00	\$424.50	\$1,000.00
5840	CPA (tax prep)	\$0.00	\$0.00	\$2,000.00
5999	Miscellaneous/Office Supplies	\$470.59	\$1,533.51	\$2,500.00

	TOTAL ADMINSTRATIVE	\$626.59	\$2,639.53	\$10,500.00
Contingency				
9999	Contingency	\$0.00	\$0.00	\$50,000.00
	LANDSCAPING EXPENSES			
6025	Common area contract maintenance	\$2,750.00	\$35,750.00	\$35,000.00
6682	Tree trimming & Debris removal	\$0.00	\$3,250.00	\$3,000.00
6685	Entrance Planting (2X per yr)	\$0.00	\$0.00	\$1,000.00
	TOTAL LANDSCAPING EXPENSES	\$2,750.00	\$39,000.00	\$39,000.00
	MAINTENANCE AND REPAIR			
6620	Janitorial and Cabana Service	\$400.00	\$5,200.00	\$5,500.00
6680	Common Area Maintenance or Repairs	\$0.00	\$14,503.64	\$2,000.00
8200	General Improvements	\$0.00	\$11,737.02	\$4,500.00
	TOTAL MAINTENANCE & REPAIR	\$400.00	\$31,440.66	\$12,000.00
	POOL EXPENSES			
6930	Pool Service	\$850.00	\$11,050.00	\$12,000.00
6960	Pool Permit	\$0.00	\$375.00	\$500.00
6980	Pool Maintenance & Repair	\$0.00	\$3,680.00	\$3,000.00
6990	Pond Maintenance	\$0.00	\$620.00	\$800.00
	TOTAL POOL & Pond EXPENSES	\$850.00	\$15,725.00	\$16,300.00
	INSURANCES EXPENSES			
7310	Property & Casualty Insurance	\$0.00	\$9,469.75	\$8,000.00
	Terrorism Endorsement	\$0.00	\$0.00	\$0.00
7315	Board Member Bonding	\$0.00	\$70.00	\$800.00
	TOTAL INSURANCES EXPENSES	\$0.00	\$9,539.75	\$8,800.00
	TECHNOLOGY EXPENSES			
5570	Security Camera Maintenance	\$0.00	\$0.00	\$1,000.00
5910	Website Development & Maintenance	\$125.00	\$1,575.76	\$4,000.00
5930	Verizon Cell Service	\$71.44	\$950.77	\$1,600.00

5940	Spectrum Sec Internet for Cameras	\$139.28	\$1,756.34	\$1,800.00
	TOTAL TECHNOLOGY	\$335.72	\$4,282.87	\$8,400.00
	UTILITY EXPENSES			
7010	Electric	\$532.72	\$8,700.87	\$11,000.00
7120	Water	\$57.08	\$823.90	\$2,500.00
	TOTAL UTILITIES	\$589.80	\$9,524.77	\$13,500.00
	GRAND TOTAL of EXPENSES	\$5,552.11	\$112,152.58	\$163,500.00