

MONTEGO BAY HOMEOWNERS' ASSOCIATION, INC.

BUDGET COMPARISON REPORT

October 2025 through September 2026

	Activity	November	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	\$0.00	\$534.02	\$0.00
4010	Assessment HOA dues 2025	\$455.00	\$91,893.37	\$93,730.00
	Assessment HOA dues 2026	\$8,090.00	\$14,660.00	\$0.00
4145	Contingency Funds	\$0.00	\$34,528.50	\$33,477.14
4146	Estoppel Income	\$0.00	\$1,600.00	\$0.00
4150	Legal Collections Recovery	\$3,406.63	\$4,824.33	\$0.00
4155	Pool Keys	\$0.00	\$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	\$11,951.63	\$215,918.24	\$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	\$38.34	\$38.34	\$1,500.00
	TOTAL REFUNDS	\$38.34	\$38.34	\$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	\$0.00	\$424.50	\$1,000.00
5840	CPA (tax prep)	\$0.00	\$0.00	\$2,000.00
5999	Miscellaneous/Office Supplies	\$0.00	\$1,533.51	\$2,500.00

	TOTAL ADMINSTRATIVE	\$0.00	\$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	\$38,500.00	\$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	\$41,750.00	\$39,000.00
	MAINTENANCE AND REPAIR			
6620	Janitorial and Cabana Service	\$400.00	\$5,600.00	\$5,500.00
6680	Common Area Maintenance or Repairs	\$85.00	\$14,588.64	\$2,000.00
8200	General Improvements	\$0.00	\$11,737.02	\$4,500.00
	TOTAL MAINTENANCE & REPAIR	\$485.00	\$31,925.66	\$12,000.00
	POOL EXPENSES			
6930	Pool Service	\$850.00	\$11,900.00	\$12,000.00
6960	Pool Permit	\$0.00	\$375.00	\$500.00
6980	Pool Maintenance & Repair	\$970.00	\$4,650.00	\$3,000.00
6990	Pond Maintenance	\$155.00	\$775.00	\$800.00
	TOTAL POOL & Pond EXPENSES	\$1,975.00	\$17,700.00	\$16,300.00
	INSURANCES EXPENSES			
7310	Property & Casualty Insurance	\$9,580.00	\$19,049.75	\$8,000.00
	Terrorism Endorsement	\$0.00	\$0.00	\$0.00
7315	Board Member Bonding	\$0.00	\$70.00	\$800.00
	TOTAL INSURANCES EXPENSES	\$9,580.00	\$19,119.75	\$8,800.00
	TECHNOLOGY EXPENSES			
5570	Security Camera Maintenance	\$0.00	\$0.00	\$1,000.00
5910	Website Development & Maintenance	\$0.00	\$1,575.76	\$4,000.00
5930	Verizon Cell Service	\$71.48	\$1,022.25	\$1,600.00
5940	Spectrum Sec Internet for Cameras	\$139.28	\$1,895.62	\$1,800.00

	TOTAL TECHNOLOGY	\$210.76	\$4,493.63	\$8,400.00
	UTILITY EXPENSES			
7010	Electric	\$656.07	\$9,356.94	\$11,000.00
7120	Water	\$57.08	\$880.98	\$2,500.00
	TOTAL UTILITIES	\$713.15	\$10,237.92	\$13,500.00
	GRAND TOTAL of EXPENSES	\$15,752.25	\$127,904.83	\$163,500.00