

MONTEREY MASTER OWNERS ASSOCIATION

2021 Adopted Budget

Updated: 10/23/2020 10:13 a.m.	2020 Adopted Budget	2020 Projected Actual	2020 Variance		2021 Adopted Budget	2021 Budget vs 2020 Estimated YE	Notes
<u>Income:</u>							Hoa Fee Breakdown
00411 · Maintenance Assessment	827,348	826,497	(851)		841,678	15,181	501.00
00412 · Reserve Assessment	96,077	96,077	-		96,077	-	57.19
Hotwire Assessment	312,480	312,480	(0)		469,874	157,394	279.69
Loan Principal	176,100	176,100	-		176,100	-	104.82
2019 Quarterly HOA Fee							942.70
00413 · Prior Years Surplus	-	-	-		-	-	
00428 · Transmitter Income	-	1,900	(1,900)		-		
00471 · Application Fee	-	3,792	(3,792)		-		
00472 · Key Fob	-	150	(150)		-		
00490 · Other Income	-	2,450	(2,450)		-		
00491 · Checking Account-Interest	-	9	(9)		-		
Total Income	1,412,005	1,419,455	(7,450)		1,583,728	172,574	942.70
<u>Expense:</u>							
00500 · Electricity	50,000	49,391	609		50,000	609	
00504 · Water/Sewer	5,700	7,535	(1,835)		7,500	(35)	FY 2019 Actual \$6,575
00508 · Refuse	2,700	3,132	(432)		3,200	68	
00520 · Cable & Internet	2,000	7,356	(5,356)		-	(7,356)	Switch to Hotwire by 11/01/20
00600 · General Maintenance	25,500	25,477	23		17,500	(7,977)	See Breakdown
00626 · Amenity Maintenance	160,220	137,324	22,896		162,800	25,476	See Breakdown
00650 · Security Contract	198,400	207,499	(9,099)		226,000	18,501	Includes \$28k Increase to Contract Employees
00660 · Pool Maintenance	9,480	10,718	(1,238)		9,480	(1,238)	
00700 · Grounds Maintenance	106,945	122,834	(15,889)		107,945	(14,889)	See Breakdown
00703 · Storm Sewer Maintenance	4,500	5,850	(1,350)		4,500	(1,350)	
00704 · Exotic Plant Control	3,200	2,550	650		3,200	650	
00706 · Landscape Improvement	8,600	3,938	4,662		8,600	4,662	
00711 · Perimeter Wall Maintenance	1,000	-	1,000		-	-	
00712 · Street Signs/Railings	1,500	-	1,500		-	-	
00720 · Tennis & Sports Court Maint	20,000	16,682	3,318		20,000	3,318	
00725 · Lake Maintenance	16,000	14,348	1,652		16,000	1,652	
00730 · Fountain Maintenance	600	302	298		600	298	

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00735 · Security Gates	3,500	10,577	(7,077)		5,000	(5,577)	
00800 · Management Fees	43,323	43,323	-		44,623	1,300	Includes 3% COL Increase per contract
00805 · Office Expense	5,000	2,880	2,120		5,000	2,120	
00811 · Social Committee	16,000	16,000	-		16,000	-	
00812 · Legal/Accounting	20,000	26,109	(6,109)		20,000	(6,109)	Includes 3% COL Increase (accounting) per contract
00813 · Newsletter	3,000	-	3,000		-	-	
00814 · Corp Annual Report Fee	62	62	-		62	-	No change expected
00830 · Taxes/Fees	500	-	500		500	500	No change expected
00835 · Insurance	33,000	25,286	7,714		26,550	1,264	
00836 · Hotwire Cable Expense	171,352	172,146	(794)		469,874	297,728	Budget \$39,156.14/mo proposed by Mgroup. Actual
00837 · Hotwire Cable Reserve	141,128	140,334	794		-	(140,334)	Assumes no additional reserve in 2021
00855 · Contingency	-	-	-		-	-	
00856 · Master Plan Bank Loan	262,718	262,718	-		262,718	-	
00860 · Bad Debt	-	-	-		-	-	
00902 · General Reserve	96,077	96,077	-		96,077	-	
Total Expense	1,412,005	1,410,448	1,556		1,583,728	173,280	942.70
Net Ordinary Income	-	9,007	(9,007)		-	(706)	

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SUPPLEMENTAL ACCOUNT DETAIL							
* 00600 - General Maintenance:							
Common Area Sidewalk Cleaning/Repairs	14,000	4,000	10,000		8,000	4,000	
Frog Removal	4,000	1,000	3,000		2,000	1,000	
Contract Labor (Gen Cleanup)	6,000	6,000	-		6,000	-	
Miscellaneous R&M	1,500	14,477	(12,977)		1,500	(12,977)	
00600 - General Maintenance Total	25,500	25,477	23		17,500	(7,977)	
** 00626 - Amenity Maintenance:							
Facilities Director & Assistant	74,360	62,322	12,038		77,000	14,678	3% COL, Vacation Coverage
Fitness Classes	13,000	2,250	10,750		13,000	10,750	
Janitorial (Contract Labor)	45,000	42,000	3,000		45,000	3,000	
Window Cleaning	2,060	2,000	60		2,000	-	
Pressure Washing	2,500	1,395	1,105		2,500	1,105	
Water - Fitness Center	1,300	1,100	200		1,300	200	
Website Maintenance	2,000	1,500	500		2,000	500	
General R&M	20,000	24,757	(4,757)		20,000	(4,757)	
00626 - Amenity Maintenance Total	160,220	137,324	22,896		162,800	25,476	
***00700 - Grounds Maintenance							
Landscape Maintenance Contract	61,445	58,200	3,245		61,445	3,245	
Front Entrance Improvements	-	20,000	(20,000)		-	(20,000)	Assumes work to be performed in 2020
Tree Trimming	9,000	9,000	-		10,000	1,000	
Plant Replacement	7,000	7,000	-		7,000	-	
Flowers	7,000	7,000	-		7,000	-	
Mulch	17,000	17,000	-		17,000	-	
Sprinklers	3,000	3,634	(634)		3,000	(634)	
Lighting	2,500	-	2,500		2,500	2,500	
Other/Misc	-	1,000	(1,000)		-	(1,000)	
00700 - Grounds Maintenance Total	106,945	122,834	(15,889)		107,945	(14,889)	