

MONTEREY MASTER OWNERS ASSOCIATION

2022 Adopted Budget

Updated: 11/15/2021	2021 Adopted Budget	2021 Projected Actual	2021 Variance		2022 Proposed Budget	2022 Budget vs 2021 Estimated YE	Notes
<u>Income:</u>							HOA Fee Breakdown
00411 · Maintenance Assessment	841,678	841,678	-		849,079	7,401	505.40
00412 · Reserve Assessment	96,077	96,077	-		96,077	-	57.19
Hotwire Assessment	469,874	469,874	-		482,277	12,403	287.07
Loan Principal	176,100	176,100	-		176,100	-	104.82
2022 Quarterly HOA Fee							954.48
00413 · Prior Years Surplus	-	-	-		-	-	
00428 · Transmitter Income	-	3,800	(3,800)		-		
00471 · Application Fee	-	9,174	(9,174)		-		
00472 · Key Fob	-	150	(150)		-		
00490 · Other Income	-	6,018	(6,018)		-		
00491 · Checking Account-Interest	-	-	-		-		
Total Income	1,583,729	1,602,871	(19,142)		1,603,533	19,804	954.48
<u>Expense:</u>							
00500 · Electricity	50,000	51,131	(1,131)		50,000	(1,131)	
00504 · Water/Sewer	7,500	7,500	-		7,500	-	
00508 · Refuse	3,200	3,242	(42)		3,200	(42)	
00520 · Telephone	-	2,565	(2,565)		2,500	(65)	Gatehouse & Clubhouse through Hotwire
00600 · General Maintenance	17,500	19,395	(1,895)		18,500	(895)	See Breakdown
00626 · Amenity Maintenance	162,800	145,216	17,584		151,800	6,584	See Breakdown
00650 · Security Contract	226,000	213,887	12,114		226,000	12,114	Switched to Actual Cost
00660 · Pool Maintenance	9,480	10,165	(685)		10,000	(165)	
00700 · Grounds Maintenance	107,945	102,389	5,556		111,145	8,756	See Breakdown
00703 · Storm Sewer Maintenance	4,500	-	4,500		4,500	4,500	
00704 · Exotic Plant Control	3,200	1,700	1,500		3,200	1,500	
00706 · Landscape Improvement	8,600	3,938	4,662		8,600	4,662	
00711 · Perimeter Wall Maintenance	-	5,250	(5,250)		-	(5,250)	
00712 · Street Signs/Railings	-	-	-		-	-	
00720 · Tennis & Sports Court Maint	20,000	19,223	778		20,000	778	
00725 · Lake Maintenance	16,000	16,064	(64)		16,000	(64)	
00730 · Fountain Maintenance	600	600	-		600	-	

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00735 · Security Gates	5,000	9,746	(4,746)		10,000	254	
00800 · Management Fees	44,623	45,273	(650)		46,854	1,581	Includes 5% COL Increase
00805 · Office Expense	5,000	2,456	2,545		5,000	2,545	
00811 · Social Committee	16,000	5,000	11,000		16,000	11,000	
00812 · Legal/Accounting	20,000	37,295	(17,295)		20,000	(17,295)	
00814 · Corp Annual Report Fee	62	62	-		62	-	No change expected
00830 · Taxes/Fees	500	-	500		500	500	No change expected
00835 · Insurance	26,550	28,343	(1,793)		28,000	(343)	
00836 · Hotwire Cable Expense	469,874	463,545	6,329		482,277	18,732	4% increase per contract
00854 · Reserve Study	-	-	-		2,500	2,500	New in 2022
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	1,583,728	1,552,776	30,952		1,603,533	50,757	954.48
Net Ordinary Income	1	50,095	(50,094)		-	(30,953)	

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SUPPLEMENTAL ACCOUNT DETAIL							
* 00600 - General Maintenance:							
Common Area Sidewalk Cleaning/Repairs	8,000	9,040	(1,040)		9,000	(40)	
Toad Removal	2,000	2,000	-		2,000	-	
Contract Labor (Gen Cleanup)	6,000	6,055	(55)		6,000	(55)	
Miscellaneous R&M	1,500	2,300	(800)		1,500	(800)	
00600 - General Maintenance Total	17,500	19,395	(1,895)		18,500	(895)	
** 00626 - Amenity Maintenance:							
Facilities Director & Assistant	77,000	77,592	(592)		78,000	408	
Fitness Classes	13,000	-	13,000		-	-	No Fitness Classes in 2021, none planned for 2022
Janitorial (Contract Labor)	45,000	41,132	3,868		45,000	3,868	
Window Cleaning	2,000	2,000	-		2,000	-	
Pressure Washing	2,500	2,500	-		2,500	-	
Water - Fitness Center	1,300	1,642	(342)		1,300	(342)	
Website Maintenance	2,000	2,235	(235)		3,000	765	
General R&M	20,000	18,116	1,884		20,000	1,884	
00626 - Amenity Maintenance Total	162,800	145,216	17,584		151,800	6,584	
***00700 - Grounds Maintenance							
Landscape Maintenance Contract	61,445	58,200	3,245		64,645	6,445	Includes \$3.6k Increase per Vendor
Tree Trimming	10,000	8,995	1,005		10,000	1,005	
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	1,594	1,406		3,000	1,406	
Lighting	2,500	2,600	(100)		2,500	(100)	
Other/Misc	-	-	-		-	-	
00700 - Grounds Maintenance Total	107,945	102,389	5,556		111,145	8,756	