

Association: **Mentone Community Association, Inc.**

Budget Year: **2011 Approved Budget**

Number of Doors: 341

Dollar per door management fee:

Flat Annual Management fee: \$32,800.00

This budget is a good faith estimate only and represents an approximation of future expenses based on facts and circumstances existing at the time of its preparation. Actual costs may exceed the estimated costs. Florida Community Management (FCM) seeks to ensure that all content and information published by FCM is current and accurate; however, FCM does not warrant, or assume any legal liability or responsibility for, the accuracy, completeness or usefulness of any information presented herein.

ESTIMATED INCOME FOR THE ASSOCIATION:	2011			Percentage of Budget	2011			2010	
	Annual	Assessments Quarterly	Monthly		Annual	Quarterly	Monthly	Budget	Annualized Actual
Assessments	\$ 181,815.65	\$ 45,453.91	\$ 15,151.30						
Other	-	-	-						
TOTAL ESTIMATED INCOME	181,815.65	45,453.91	15,151.30						
ESTIMATED EXPENSES FOR THE ASSOCIATION:									
ADMINISTRATION OF THE ASSOCIATION									
Accounting									
Tax Preparation	315.00	78.75	26.25	0.17%	\$ 0.92	\$ 0.23	\$ 0.08	\$ 315	\$ 250
Compiled Financial Statement	2,500.00	625.00	208.33	1.38%	7.33	1.83	0.61	2,500	1,000.00
Bank Charges	200.00	50.00	16.67	0.11%	0.59	0.15	0.05	200	-
Fees payable to the division (Annual Report)	61.25	15.31	5.10	0.03%	0.18	0.04	0.01	61	61.25
Legal									
Owners Association	6,000.00	1,500.00	500.00	3.30%	17.60	4.40	1.47	7,000	1,292.10
Permits & fees	1,000.00	250.00	83.33	0.55%	2.93	0.73	0.24	-	672.50
Social Committee Fund	375.00	93.75	31.25	0.21%	1.10	0.27	0.09	375	400.00
Welcoming Committee Fund	1,000.00	250.00	83.33	0.55%	2.93	0.73	0.24	1,000	535.26
Office Expenses	500.00	125.00	41.67	0.28%	1.47	0.37	0.12	600	36.50
Bad Debt Expense	7,500.00	1,875.00	625.00	4.13%	21.99	5.50	1.83	7,500	7,994.96
MANAGEMENT FEE	2,000.00	500.00	166.67	1.10%	5.87	1.47	0.49	2,000	584.72
Pecan Park Expense	32,800.00	8,200.00	2,733.33	18.04%	96.19	24.05	8.02	31,538	31,219.60
MAINTENANCE									
On-Site maintenance	-	-	-	0.00%	-	-	-	1,400	320.00
General Maintenance	9,000.00	2,250.00	750.00	4.95%	26.39	6.60	2.20	8,400	9,384.91
Service Contracts	5,200.00	1,300.00	433.33	2.86%	15.25	3.81	1.27	5,200	3,222.49
Lawn									
General	27,000.00	6,750.00	2,250.00	14.85%	79.18	19.79	6.60	27,000	25,620.00
Wall/Pecan/Soccer Field	6,500.00	1,625.00	541.67	3.58%	19.06	4.77	1.59	6,300	-
Trail Common Area	4,000.00	1,000.00	333.33	2.20%	11.73	2.93	0.98	1,000	4,175.00
Lawn Landscaping Pest Control	3,500.00	875.00	291.67	1.93%	10.26	2.57	0.86	2,000	1,815.00
Tree Maint	2,000.00	500.00	166.67	1.10%	5.87	1.47	0.49	2,000	425.00
Retention Pond Mowing Contact	5,000.00	1,250.00	416.67	2.75%	14.66	3.67	1.22	5,500	6,375.00
Irrigation	-	-	-	0.00%	-	-	-	-	-
Pest Control (Snakes, termite remediation)	500.00	125.00	41.67	0.28%	1.47	0.37	0.12	500	277.00
Power Washing	1,000.00	250.00	83.33	0.55%	2.93	0.73	0.24	1,000	1,200.00
Contingency Fund	2,500.00	625.00	208.33	1.38%	7.33	1.83	0.61	2,500	-
Pavilion & Pool Maintenance									
Pool	9,000.00	2,250.00	750.00	4.95%	26.39	6.60	2.20	17,200	40,345.07
Pavilion	1,000.00	250.00	83.33	0.55%	2.93	0.73	0.24	2,000	3,444.78
Taxes on Association property	600.00	150.00	50.00	0.33%	1.76	0.44	0.15	600	1,170.04
INSURANCE	9,000.00	2,250.00	750.00	4.95%	26.39	6.60	2.20	8,000	7,621.25
UTILITIES	19,000.00	4,750.00	1,583.33	10.45%	55.72	13.93	4.64	19,000	15,775.65
Newspaper Ads and Website Expenses	300.00	75.00	25.00	0.17%	0.88	0.22	0.07	250	449.42
Total Operating	159,351.25	39,837.81	13,279.27	87.64%	467.31	116.83	38.94	162,939	165,667.50
Reserves (See schedule)	22,464.40	5,616.10	1,872.03	12.36%	65.88	16.47	5.49	12,340	14,183.90
Total Funds to be assessed to all Homeowners	181,815.65	45,453.91	15,151.30	100.00%	\$ 534.00	\$ 134.00	\$ 45.00	\$ 175,279	\$ 179,851.40
Estimated Excess of Income over Expenses	\$ -	\$ -	\$ -						

Total for Pecan Park Owners

\$ 159.00

PECAN PARK:	2011		
	Assessments		
	Annual	Quarterly	Monthly
Assessments	\$ 1,600.00	\$ 400.00	\$ 133.33
Expenses			
Crepe Myrtles and pest control	600.00	150.00	50.00
Fence	1,000.00	250.00	83.33
Total Pecan Park expenses	<u>1,600.00</u>	<u>400.00</u>	<u>133.33</u>
Excess of Income over Expenses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

RESERVE EXPENSES	Estimated Life	2011 Remaining Life	Replacement Cost	Reserve Balance at December 31, 2010	Annual Amount
Pecan Park					
Fence	8	7	\$ 20,000.00	\$ 500.00	\$ 2,785.71
Total Pecan Park			<u>\$ 20,000.00</u>	<u>\$ 500.00</u>	<u>\$ 2,785.71</u>
Other:					
Roof/exterior	8	2	\$ 16,000.00	\$ 8,999.98	\$ 3,500.02
Pavement Restripe	5	2	5,000.00	2,999.93	1,000.01
Building Repair	1	0	750.00	812.50	750.00
Gate	4	3	3,050.00	520.01	186.72
Pavilion Painting	5	2	2,500.00	2,187.47	156.26
Common Area Furniture	5	2	4,000.00	1,638.21	800.02
Pool:					
Resurface	10	9	6,200.00	6,931.24	1,092.00
Pump	5	0	1,100.00	1,112.91	-
Deck	4	3	25,000.00	-	8,356.25
Heater	10	10	20,000.00	2,587.77	2,000.00
Bathroom	5	3	5,000.00	2,999.94	1,000.01
Fence	10	7	6,500.00	2,112.47	731.26
Playground	10	9	1,000.00	1,666.72	666.76
Sinkhole Remediation	1	0	6,000.00	6,000.00	-
Mulch Fund	2	0	5,700.00	7,059.93	-
Entrance Landscaping/Sign	1	1	5,000.00	1,292.55	500.00
Basketball/Tennis Court	10	3	7,500.00	4,125.12	1,125.09
Wood Fence Repair & Replacement				(28.96)	250.00
Well Pump	10	10	3,500.00	-	350.00
Totals			<u>\$ 123,800.00</u>	<u>\$ 53,017.79</u>	<u>\$ 22,464.40</u>