

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

Budget Year: **2012 Approved Budget**

Number of Doors: 341

Dollar per door management fee:

Flat Annual Management fee: \$33,100.00

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. Trend Management Solutions (TMS) seeks to ensure that all content and information published by TMS is current and accurate; however, TMS 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:	2012			Percentage of Budget	2012			2011	
	Annual	Assessments Quarterly	Monthly		Annual	Quarterly	Monthly	Budget	Annualized Actual
Assessments	\$ 181,500.62	\$ 45,375.15	\$ 15,125.05						
Other	-	-	-						
TOTAL ESTIMATED INCOME	181,500.62	45,375.15	15,125.05						
ESTIMATED EXPENSES FOR THE ASSOCIATION:									
ADMINISTRATION OF THE ASSOCIATION									
Accounting									
Tax Preparation	250.00	62.50	20.83	0.14%	\$ 0.73	\$ 0.18	\$ 0.06	315.00	\$ 250
Compiled Financial Statement	1,500.00	375.00	125.00	0.83%	4.40	1.10	0.37	2,500.00	1,000.00
Bank Charges	-	-	-	0.00%	-	-	-	200.00	-
Fees payable to the division (Annual Report)	61.25	15.31	5.10	0.03%	0.18	0.04	0.01	61.25	61.25
Legal									
Owners Association	4,500.00	1,125.00	375.00	2.48%	13.20	3.30	1.10	6,000.00	3,984.95
Permits & fees	1,500.00	375.00	125.00	0.83%	4.40	1.10	0.37	1,000.00	375.00
Social Committee Fund	400.00	100.00	33.33	0.22%	1.17	0.29	0.10	375.00	375.00
Welcoming Committee Fund	1,000.00	250.00	83.33	0.55%	2.93	0.73	0.24	1,000.00	918.61
Office Expenses, CC&R Drive-Throughs	400.00	100.00	33.33	0.22%	1.17	0.29	0.10	500.00	55.38
Bad Debt Expense	8,700.00	2,175.00	725.00	4.79%	25.51	6.38	2.13	7,500.00	10,116.91
MANAGEMENT FEE	1,500.00	375.00	125.00	0.83%	4.40	1.10	0.37	2,000.00	-
Pecan Park Expense	33,100.00	8,275.00	2,758.33	18.24%	97.07	24.27	8.09	32,800.00	31,900.80
MAINTENANCE									
On-Site maintenance	-	-	-	0.00%	-	-	-	-	-
General Maintenance	9,000.00	2,250.00	750.00	4.96%	26.39	6.60	2.20	9,000.00	12,681.40
Service Contracts	4,000.00	1,000.00	333.33	2.20%	11.73	2.93	0.98	5,200.00	9,229.36
Lawn									
General	27,500.00	6,875.00	2,291.67	15.15%	80.65	20.16	6.72	27,000.00	27,994.99
Wall/Pecan/Soccer Field	3,500.00	875.00	291.67	1.93%	10.26	2.57	0.86	6,500.00	-
Trail Common Area	1,000.00	250.00	83.33	0.55%	2.93	0.73	0.24	4,000.00	-
Lawn Landscaping Pest Control	2,000.00	500.00	166.67	1.10%	5.87	1.47	0.49	3,500.00	1,800.00
Tree Maint/Removal	2,000.00	500.00	166.67	1.10%	5.87	1.47	0.49	2,000.00	2,220.00
Retention Pond Mowing Contact	5,500.00	1,375.00	458.33	3.03%	16.13	4.03	1.34	5,000.00	6,375.00
Irrigation Maintenance	-	-	-	0.00%	-	-	-	-	-
Pest Control (Snakes, termite remediation)	500.00	125.00	41.67	0.28%	1.47	0.37	0.12	500.00	107.00
Power Washing	1,000.00	250.00	83.33	0.55%	2.93	0.73	0.24	1,000.00	2,775.00
Contingency Fund	5,000.00	1,250.00	416.67	2.75%	14.66	3.67	1.22	2,500.00	876.95
Pavilion & Pool Maintenance									
Pool	10,000.00	2,500.00	833.33	5.51%	29.33	7.33	2.44	9,000.00	10,547.08
Pavilion	1,000.00	250.00	83.33	0.55%	2.93	0.73	0.24	1,000.00	1,199.30
Taxes on Association property	600.00	150.00	50.00	0.33%	1.76	0.44	0.15	600.00	385.86
INSURANCE	9,000.00	2,250.00	750.00	4.96%	26.39	6.60	2.20	9,000.00	8,612.71
UTILITIES	17,000.00	4,250.00	1,416.67	9.37%	49.85	12.46	4.15	19,000.00	17,438.32
Marketing (Newspaper Ads & Website)	1,400.00	350.00	116.67	0.77%	4.11	1.03	0.34	300.00	39.49
Total Operating	152,911.25	38,227.81	12,742.60	84.25%	448.42	112.11	37.37	159,351	151,320.36
Reserves (See schedule)	28,589.37	7,147.34	2,382.45	15.75%	83.84	20.96	6.99	12,340	50,533.13
Total Funds to be assessed to all Homeowners	181,500.62	45,375.15	15,125.05	100.00%	\$ 533.00	\$ 134.00	\$ 45.00	\$ 171,691	\$ 201,853.49
Estimated Excess of Income over Expenses	\$ -	\$ -	\$ -						

Total for Pecan Park Owners

\$ 165.00

Over

PECAN PARK:	2012		
	Assessments		
	Annual	Quarterly	Monthly
Assessments	\$ 124.00	\$ 31.00	\$ 10.33
Expenses	124.00	31.00	
Crepe Myrtles and pest control	25.00	6.25	2.08
Fence	99.00	24.75	8.25
Total Pecan Park expenses	<u>124.00</u>	<u>31.00</u>	<u>10.33</u>
Excess of Income over Expenses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

RESERVE EXPENSES	Estimated Life	2012 Remaining Life	Replacement Cost	Reserve Balance at December 31, 2011	Annual Amount
Pecan Park					
Fence	7	5	5 \$ 13,345.00	\$ 5,425.00	\$ 1,584.00
Total Pecan Park			<u>\$ 13,345.00</u>	<u>\$ 5,425.00</u>	<u>\$ 1,584.00</u>
Other:					
General				\$ 20,000.00	
Roof/exterior	7	1	\$ 16,000.00	12,500.00	\$ 3,500.00
Pavement Restripe	4	1	5,000.00	3,999.96	\$ 1,000.04
Building Repair	0	0	750.00	1,562.50	\$ -
Gate	3	2	3,050.00	706.73	\$ 1,171.64
Pavilion Painting	4	1	2,500.00	2,343.73	\$ 156.27
Common Area Furniture	4	1	4,000.00	2,438.23	\$ 1,561.77
Pool:					
Resurface	9	8	6,200.00	1,092.00	638.50
Pump	4	0	1,100.00	1,112.91	-
Deck	3	2	25,000.00	15,287.44	4,856.28
Heater	9	8	20,000.00	4,587.77	1,926.53
Bathroom	4	2	5,000.00	3,999.95	500.03
Fence	9	6	6,500.00	2,843.73	609.38
Playground	9	8	25,000.00	2,333.48	2,833.32
Sinkhole Remediation	0	0	6,000.00	6,000.00	-
Mulch Fund	1	0	5,700.00	5,981.43	-
Entrance Landscaping/Sign	10	1	5,400.00	1,792.54	3,607.46
Basketball/Tennis Court	9	2	7,500.00	5,250.21	1,124.90
Wood Fence Repair & Replacement	5	1	5,000.00	249.96	4,750.04
Well Pump	9	9	3,500.00	320.92	353.23
Totals			<u>\$ 153,200.00</u>	<u>\$94,403.49</u>	<u>\$ 28,589.37</u>