

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

Budget Year: **2015 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. Guardian Association Management (GAM) seeks to ensure that all content and information published by GAM is current and accurate; however, GAM 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:	2015			Percentage of Budget	2014			2014	
	Annual	Assessments Quarterly	Monthly		Annual	Quarterly	Monthly	Budget	Annualized Actual
Assessments	\$ 187,639.92	\$ 46,909.98	\$ 15,636.66						
Other	-	-	-						
<b>TOTAL ESTIMATED INCOME</b>	<b>187,639.92</b>	<b>46,909.98</b>	<b>15,636.66</b>						
<b>ESTIMATED EXPENSES FOR THE ASSOCIATION:</b>									
<b>ADMINISTRATION OF THE ASSOCIATION</b>									
Accounting									
Tax Preparation	350.00	87.50	29.17	0.19%	\$ 1.03	\$ 0.26	\$ 0.09	350.00	\$ 350
Compiled Financial Statement	2,000.00	500.00	166.67	1.07%	5.87	1.47	0.49	2,000.00	2,000.00
Bank Charges	50.00	12.50	4.17	0.03%	0.15	0.04	0.01	300.00	21.00
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	3,000.00	750.00	250.00	1.60%	8.80	2.20	0.73	3,500.00	1,462.41
Association	600.00	150.00	50.00	0.32%	1.76	0.44	0.15	1,000.00	133.00
Permits & fees	375.00	93.75	31.25	0.20%	1.10	0.27	0.09	375.00	375.00
Social Committee Fund	1,000.00	250.00	83.33	0.53%	2.93	0.73	0.24	1,000.00	660.33
Welcoming Committee Fund	500.00	125.00	41.67	0.27%	1.47	0.37	0.12	500.00	291.86
Office Expenses, CC&R Drive-Throughs	12,000.00	3,000.00	1,000.00	6.40%	35.19	8.80	2.93	12,500.00	10,753.76
Bad Debt Expense	2,000.00	500.00	166.67	1.07%	5.87	1.47	0.49	2,000.00	-
<b>MANAGEMENT FEE</b>	<b>24,720.00</b>	<b>6,180.00</b>	<b>2,060.00</b>	<b>13.17%</b>	<b>72.49</b>	<b>18.12</b>	<b>6.04</b>	<b>34,008.00</b>	<b>26,633.36</b>
<b>MAINTENANCE</b>									
On-Site maintenance	10,000.00	2,500.00	833.33	5.33%	29.33	7.33	2.44	10,000.00	9,856.66
General Maintenance	3,500.00	875.00	291.67	1.87%	10.26	2.57	0.86	3,700.00	3,030.49
Service Contracts									
Lawn									
General	42,000.00	10,500.00	3,500.00	22.38%	123.17	30.79	10.26	27,000.00	26,000.00
Wall/Pecan/Soccer Field	6,300.00	1,575.00	525.00	3.36%	18.48	4.62	1.54	6,500.00	39.90
Trail Common Area	4,000.00	1,000.00	333.33	2.13%	11.73	2.93	0.98	4,000.00	296.00
Lawn Landscaping Pest Control	8,596.00	2,149.00	716.33	4.58%	25.21	6.30	2.10	3,500.00	1,875.00
Tree Maint/Removal	2,000.00	500.00	166.67	1.07%	5.87	1.47	0.49	2,000.00	740.00
Retention Pond Mowing Contact	-	-	-	0.00%	-	-	-	6,750.00	8,625.00
Irrigation Maintenance	-	-	-	0.00%	-	-	-	-	-
Pest Control (Snakes, termite remediation)	300.00	75.00	25.00	0.16%	0.88	0.22	0.07	300.00	105.00
Power Washing	3,500.00	875.00	291.67	1.87%	10.26	2.57	0.86	2,000.00	3,200.00
Contingency Fund	1,250.00	312.50	104.17	0.67%	3.67	0.92	0.31	1,500.00	555.31
Pavilion & Pool Maintenance									
Pool	12,000.00	3,000.00	1,000.00	6.40%	35.19	8.80	2.93	9,725.00	11,845.50
Pavilion	1,000.00	250.00	83.33	0.53%	2.93	0.73	0.24	1,000.00	168.54
Taxes on Association property	350.00	87.50	29.17	0.19%	1.03	0.26	0.09	350.00	314.12
<b>INSURANCE</b>	<b>9,000.00</b>	<b>2,250.00</b>	<b>750.00</b>	<b>4.80%</b>	<b>26.39</b>	<b>6.60</b>	<b>2.20</b>	<b>9,000.00</b>	<b>8,449.98</b>
<b>UTILITIES</b>	<b>18,000.00</b>	<b>4,500.00</b>	<b>1,500.00</b>	<b>9.59%</b>	<b>52.79</b>	<b>13.20</b>	<b>4.40</b>	<b>18,000.00</b>	<b>14,212.30</b>
Marketing (Newspaper Ads & Website)	1,600.00	400.00	133.33	0.85%	4.69	1.17	0.39	1,255.00	1,554.59
<b>Total Operating</b>	<b>170,052.25</b>	<b>42,513.06</b>	<b>14,171.02</b>	<b>90.63%</b>	<b>498.69</b>	<b>124.67</b>	<b>41.56</b>	<b>164,174</b>	<b>133,610.36</b>
<b>Reserves (See schedule)</b>	<b>17,587.67</b>	<b>4,396.92</b>	<b>1,465.64</b>	<b>9.37%</b>	<b>51.58</b>	<b>12.89</b>	<b>4.30</b>	<b>18,402</b>	<b>26,388.29</b>
<b>Total Funds to be assessed to all Homeowners</b>	<b>187,639.92</b>	<b>46,909.98</b>	<b>15,636.66</b>	<b>100.00%</b>	<b>\$ 551.00</b>	<b>\$ 138.00</b>	<b>\$ 46.00</b>	<b>\$ 182,576</b>	<b>\$ 159,998.65</b>
<b>Estimated Excess of Income over Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>						

**Total for Pecan Park Owners \$ 248.58**

Over

PECAN PARK:	2015 Per Unit Assessments		
	Annual	Quarterly	Monthly
Assessments	\$ 442.30	\$ 110.58	\$ 36.86
Expenses	<u>442.30</u>	<u>110.58</u>	<u>36.86</u>
Crepe Myrtles and pest control	400 25.00	6.25	2.08
Mulch	1650 103.13	25.78	8.59
Fence - Power Wash	300 18.75	4.69	1.56
Fence Reserves	1000 62.50	15.63	5.21
General Fund Repayment	<u>3726.67</u>	<u>58.23</u>	<u>19.41</u>
<b>Total Pecan Park expenses</b>	<u>7076.67</u>	<u>110.58</u>	<u>36.86</u>
<b>Excess of Income over Expenses</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**RESERVE EXPENSES**

	Estimated Life	2015 Remaining Life	Replacement Cost	Reserve Balance at December 31, 2014	Annual Amount
<b>Pecan Park</b>					
Fence	20	20	5 \$ 20,000.00	\$ 792.00	\$ 960.40
<b>Total Pecan Park</b>			<u>\$ 20,000.00</u>	<u>\$ 792.00</u>	<u>\$ 960.40</u>
<b>Other:</b>					
General				\$ 30,621.78	
Roof/exterior	7	4	\$ 16,000.00	15,999.98	\$ 0.01
Pavement Restripe	4	0	5,000.00	5,000.33	\$ -
Building Repair	5	5	5,000.00	1,562.50	\$ 687.50
Gate	3	0	3,050.00	1,884.01	\$ 1,165.99
Pavilion Painting	5	5	5,500.00	-	\$ 1,100.00
Common Area Furniture	5	5	5,000.00	5,224.36	\$ -
<b>Pool:</b>					
Resurface	9	5	6,200.00	3,009.44	638.11
Pump	4	1	3,000.00	2,599.94	400.06
Deck	15	15	29,000.00	-	1,933.33
Heater	9	5	20,000.00	8,443.94	2,311.21
Bathroom	4	0	5,000.00	5,000.09	-
Fence	9	4	6,500.00	-	1,625.00
Playground	9	4	25,000.00	11,227.04	3,443.24
Sinkhole Remediation	0	0	6,000.00	6,000.00	-
Mulch Fund	2	2	5,700.00	-	2,850.00
Entrance Landscaping/Sign	10	5	5,400.00	-	1,080.00
Basketball/Tennis Court	9	7	10,000.00	9,999.94	0.01
Wood Fence Repair & Replacement	5	0	5,000.00	5,000.32	-
Well Pump	9	6	3,500.00	1,380.72	353.21
<b>Totals</b>			<u>\$ 169,850.00</u>	<u>\$112,954.39</u>	<u>\$ 17,587.67</u>