

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

Budget Year: **2017 Approved Budget**

Number of Doors: 341

Dollar per door management fee:

Flat Annual Management fee: \$24,720.00

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 LLC (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:	2017			Percentage of Budget	2017			2016	
	Annual	Assessments Quarterly	Monthly		Annual	Quarterly	Monthly	Budget	Annualized Actual 9/1/2014 to 8/31/2015
Assessments	\$ 204,339.92	\$ 51,084.98	\$ 17,028.33						
Other	-	-	-						
TOTAL ESTIMATED INCOME	204,339.92	51,084.98	17,028.33						
ESTIMATED EXPENSES FOR THE ASSOCIATION:									
ADMINISTRATION OF THE ASSOCIATION									
Accounting									
Tax Preparation	250.00	62.50	20.83	0.12%	\$ 0.73	\$ 0.18	\$ 0.06	\$250.00	200.00
Compiled Financial Statement	1,200.00	300.00	100.00	0.59%	3.52	0.88	0.29	1,200.00	1,200.00
Bank Charges	300.00	75.00	25.00	0.15%	0.88	0.22	0.07	500.00	11.00
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	8,000.00	2,000.00	666.67	3.92%	23.46	5.87	1.96	8,000.00	8,157.05
Association	500.00	125.00	41.67	0.24%	1.47	0.37	0.12	500.00	138.00
Permits & fees	375.00	93.75	31.25	0.18%	1.10	0.27	0.09	375.00	375.00
Social Committee Fund	1,600.00	400.00	133.33	0.78%	4.69	1.17	0.39	1,000.00	1,566.29
Welcoming Committee Fund	300.00	75.00	25.00	0.15%	0.88	0.22	0.07	300.00	150.00
Office Expenses, CC&R Drive-Throughs	12,500.00	3,125.00	1,041.67	6.12%	36.66	9.16	3.05	12,000.00	12,549.31
Bad Debt Expense	7,000.00	1,750.00	583.33	3.43%	20.53	5.13	1.71	7,000.00	1,433.33
MANAGEMENT FEE	24,720.00	6,180.00	2,060.00	12.10%	72.49	18.12	6.04	24,720.00	24,720.00
MAINTENANCE		\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00		
On-Site maintenance	10,000.00	2,500.00	833.33	4.89%	29.33	7.33	2.44	1,000.00	9,425.27
General Maintenance	9,000.00	2,250.00	750.00	4.40%	26.39	6.60	2.20	11,300.00	6,373.43
Pecan Park Fence	-	-	-	0.00%	-	-	-	-	300.00
Service Contracts									
Lawn									
General	33,405.00	8,351.25	2,783.75	16.35%	97.96	24.49	8.16	33,405.00	33,754.04
Trail / Common Area / Mulch	8,000.00	2,000.00	666.67	3.92%	23.46	5.87	1.96	8,000.00	7,000.00
Lawn Landscaping Pest Control	8,595.96	2,148.99	716.33	4.21%	25.21	6.30	2.10	8,596.00	8,595.96
Tree Maint/Removal	5,000.00	1,250.00	416.67	2.45%	14.66	3.67	1.22	2,000.00	3,840.00
Irrigation Maintenance	1,500.00	375.00	125.00	0.73%	4.40	1.10	0.37	15,000.00	95.00
Pest Control (Snakes, termite remediation)	300.00	75.00	25.00	0.15%	0.88	0.22	0.07	300.00	120.00
Power Washing	3,000.00	750.00	250.00	1.47%	8.80	2.20	0.73	2,000.00	2,503.00
Contingency Fund	5,000.00	1,250.00	416.67	2.45%	14.66	3.67	1.22	7,000.00	240.44
Pavilion & Pool Maintenance									
Pool	15,000.00	3,750.00	1,250.00	7.34%	43.99	11.00	3.67	12,300.00	13,284.08
Pool Repairs	3,000.00	750.00	250.00	1.47%	8.80	2.20	0.73	3,000.00	1,592.80
Pavilion	1,000.00	250.00	83.33	0.49%	2.93	0.73	0.24	1,000.00	364.05
Taxes on Association property	350.00	87.50	29.17	0.17%	1.03	0.26	0.09	350.00	290.24
INSURANCE	9,000.00	2,250.00	750.00	4.40%	26.39	6.60	2.20	9,000.00	8,459.02
UTILITIES	16,000.00	4,000.00	1,333.33	7.83%	46.92	11.73	3.91	16,000.00	12,828.64
Marketing (Newspaper Ads & Website)	2,000.00	500.00	166.67	0.98%	5.87	1.47	0.49	1,000.00	1,602.05
Total Operating	186,957.21	46,739.30	15,579.77	91.49%	548.26	137.07	45.69	187,157.25	161,229.25
Reserves (See schedule)	17,382.71	4,345.68	1,448.56	8.51%	50.98	12.74	4.25	\$14,706.99	16,628.00
Total Funds to be assessed to all Homeowners	204,339.92	51,084.98	17,028.33	100.00%	\$ 600.00	\$ 150.00	\$ 50.00	\$201,864.24	\$ 177,857.25
Estimated Excess of Income over Expenses	\$ -	\$ -	\$ -						

Total for Pecan Park Owners **\$ 264.65**

Over

PECAN PARK:	2017 Per Unit Assessments		
	Annual	Quarterly	Monthly
Assessments	\$ 458.58	\$ 114.65	\$ 38.22
Expenses	<u>458.58</u>	<u>114.65</u>	<u>38.22</u>
Crepe Myrtles and pest control	400 25.00	6.25	2.08
Mulch	1650 103.13	25.78	8.59
Fence - Power Wash	600 37.50	9.38	3.13
Fence Reserves	960.4 60.03	15.01	5.00
General Fund Repayment	<u>3726.67</u> <u>232.92</u>	<u>58.23</u>	<u>19.41</u>
Total Pecan Park expenses	<u>7337.07</u> <u>458.58</u>	<u>114.65</u>	<u>38.22</u>
Excess of Income over Expenses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

RESERVE EXPENSES

	Estimated Life	2017 Remaining Life	Replacement Cost	Reserve Balance at December 31, 2016	Annual Amount
Pecan Park					
Fence	20	18	5 \$ 20,000.00	\$ 2,712.76	\$ 960.40
Total Pecan Park			<u>\$ 20,000.00</u>	<u>\$ 2,712.76</u>	<u>\$ 960.40</u>
Other:					
General				\$ -	
Roof/exterior	7	2	\$ 16,176.00	16,000.01	\$ 87.99
Pavement Restripe	4	0	5,055.00	5,000.33	\$ 54.67
Building Repair	5	3	5,055.00	2,937.48	\$ 705.84
Gate	3	0	3,083.55	3,049.94	\$ 33.61
Pavilion Painting	5	3	5,560.50	2,200.04	\$ 1,120.15
Common Area Furniture	5	3	5,055.00	3,987.47	\$ 355.84
Pool:					
Resurface	9	3	6,268.20	4,285.77	660.81
Pump	4	0	3,033.00	270.52	2,762.48
Deck	20	19	29,319.00	3,286.65	1,370.12
Heater	9	4	20,220.00	10,457.89	2,440.53
Bathroom	4	0	5,055.00	5,000.24	54.76
Fence	9	3	6,571.50	2,640.56	1,310.31
Playground	9	2	25,275.00	18,113.58	3,580.71
Sinkhole Remediation	0	0	6,066.00	6,000.00	66.00
Playground Mulch Fund	2	1	2,830.80	2,574.19	256.61
Entrance Landscaping/Sign	10	3	5,459.40	2,092.56	1,122.28
Basketball/Tennis Court	9	5	10,110.00	9,999.67	22.07
Wood Fence Repair & Replacement	5	0	5,055.00	5,000.32	54.68
Well Pump	9	4	<u>3,538.50</u>	<u>2,087.16</u>	362.84
Totals			<u>\$ 168,786.45</u>	<u>\$104,984.38</u>	<u>\$ 17,382.71</u>