

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

Budget Year: **2018 Proposed 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:	2018			Percentage of Budget	2018			2017	
	Annual	Assessments Quarterly	Monthly		Per Unit Assessments			Budget	Annualized Actual
Assessments	\$ 203,391.44	\$ 50,847.86	\$ 16,949.29		Annual	Quarterly	Monthly		9/1/2016 to 8/31/2017
Other	-	-	-						
TOTAL ESTIMATED INCOME	203,391.44	50,847.86	16,949.29						
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	250.00
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	100.00	25.00	8.33	0.05%	0.29	0.07	0.02	300.00	32.00
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	5,000.00	1,250.00	416.67	2.46%	14.66	3.67	1.22	8,000.00	3,041.95
Association	500.00	125.00	41.67	0.25%	1.47	0.37	0.12	500.00	294.00
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	0.79%	4.69	1.17	0.39	1,600.00	1,557.69
Welcoming Committee Fund	300.00	75.00	25.00	0.15%	0.88	0.22	0.07	300.00	10.81
Office Expenses, CC&R Drive-Throughs	12,000.00	3,000.00	1,000.00	5.90%	35.19	8.80	2.93	12,500.00	10,965.42
Bad Debt Expense	4,000.00	1,000.00	333.33	1.97%	11.73	2.93	0.98	7,000.00	-
MANAGEMENT FEE	24,720.00	6,180.00	2,060.00	12.15%	72.49	18.12	6.04	24,720.00	24,720.00
MAINTENANCE									
On-Site maintenance	10,500.00	2,625.00	875.00	5.16%	30.79	7.70	2.57	10,000.00	10,293.87
General Maintenance	15,000.00	3,750.00	1,250.00	7.37%	43.99	11.00	3.67	9,000.00	11,735.20
Pecan Park Fence	150.00	37.50	12.50	0.07%	0.44	0.11	0.04	0.00	-
Service Contracts									
Lawn									
General	36,545.00	9,136.25	3,045.42	17.97%	107.17	26.79	8.93	33,405.00	38,955.37
Trail / Common Area / Mulch	8,000.00	2,000.00	666.67	3.93%	23.46	5.87	1.96	8,000.00	7,900.00
Lawn Landscaping Pest Control	9,000.00	2,250.00	750.00	4.42%	26.39	6.60	2.20	8,595.96	7,879.63
Tree Maint/Removal	5,000.00	1,250.00	416.67	2.46%	14.66	3.67	1.22	5,000.00	2,622.50
Irrigation Maintenance	3,000.00	750.00	250.00	1.47%	8.80	2.20	0.73	1,500.00	2,720.00
Pest Control (Snakes, termite remediation)	1,000.00	250.00	83.33	0.49%	2.93	0.73	0.24	300.00	720.00
Power Washing	1,500.00	375.00	125.00	0.74%	4.40	1.10	0.37	3,000.00	825.00
Contingency Fund	5,000.00	1,250.00	416.67	2.46%	14.66	3.67	1.22	5,000.00	1,060.00
Pavilion & Pool Maintenance									
Pool	15,000.00	3,750.00	1,250.00	7.37%	43.99	11.00	3.67	15,000.00	12,582.16
Pool Repairs	2,500.00	625.00	208.33	1.23%	7.33	1.83	0.61	3,000.00	1,453.71
Pavilion	500.00	125.00	41.67	0.25%	1.47	0.37	0.12	1,000.00	291.65
Taxes on Association property	350.00	87.50	29.17	0.17%	1.03	0.26	0.09	350.00	-
INSURANCE	10,500.00	2,625.00	875.00	5.16%	30.79	7.70	2.57	9,000.00	7,844.81
UTILITIES	16,000.00	4,000.00	1,333.33	7.87%	46.92	11.73	3.91	16,000.00	12,257.21
Marketing (Newspaper Ads & Website)	1,500.00	375.00	125.00	0.74%	4.40	1.10	0.37	2,000.00	1,265.00
Total Operating	191,151.25	47,787.81	15,929.27	93.98%	560.56	140.14	46.71	186,957.21	162,914.23
Reserves (See schedule)	12,240.19	3,060.05	1,020.02	6.02%	35.89	8.97	2.99	\$17,382.71	16,810.93
Total Funds to be assessed to all Homeowners	203,391.44	50,847.86	16,949.29	100.00%	\$ 597.00	\$ 150.00	\$ 50.00	\$204,339.92	\$ 179,725.16
Estimated Excess of Income over Expenses	\$ -	\$ -	\$ -						

Total for Pecan Park Owners \$ 218.92

Over

PECAN PARK:		2017 Per Unit Assessments			2017	
		Annual	Quarterly	Monthly	Budget	Annualized Actual
						9/1/2016 to 8/31/2017
Assessments		\$ 275.66	\$ 68.92	\$ 22.97		
Expenses		275.66	68.92	22.97		
Crepe Myrtles and pest control	1200	75.00	18.75	6.25	400.00	1,200.00
Mulch	1650	103.13	25.78	8.59	1,650.00	
Fence - Power Wash	1200	37.50	9.38	3.13	600.00	600.00
Fence Reserves	960.4	60.03	15.01	5.00	960.40	960.40
General Fund Repayment	0	-	-	-	3726.67	3,726.67
Total Pecan Park expenses	5010.4	<u>275.66</u>	<u>68.92</u>	<u>22.97</u>		
Excess of Income over Expenses		\$ -	\$ -	\$ -		

RESERVE EXPENSES	Estimated Life	2018 Remaining Life	Replacement Cost	Reserve Balance at December 31, 2017	Annual Amount
Pecan Park					
Fence	20	18	5 \$ 20,000.00	\$ 3,673.16	\$ 907.05
Total Pecan Park			\$ 20,000.00	\$ 3,673.16	\$ 907.05
Other:					
General				\$ -	
Roof/exterior	7	2	\$ 16,176.00	16,176.00	\$ -
Pavement Restripe	4	0	5,055.00	5,055.05	\$ -
Building Repair	5	3	5,055.00	3,643.35	\$ 470.55
Gate	3	0	3,083.55	3,083.55	\$ -
Pavilion Painting	5	3	5,560.50	3,320.19	\$ 746.77
Common Area Furniture	5	3	5,055.00	4,343.22	\$ 237.26
Pool:					
Resurface	9	3	6,268.20	4,946.57	440.54
Pump	4	0	3,033.00	11,033.06	-
Deck	20	19	29,319.00	4,656.79	1,298.01
Heater	9	4	20,220.00	11,861.53	2,089.62
Bathroom	4	0	5,055.00	5,055.00	-
Fence	9	3	6,571.50	3,950.89	873.54
Playground	9	2	25,275.00	21,694.20	1,790.40
Sinkhole Remediation	0	0	6,066.00	6,066.00	-
Playground Mulch Fund	2	1	2,830.80	482.33	2,348.47
Entrance Landscaping/Sign	10	3	5,459.40	3,214.74	748.22
Basketball/Tennis Court	9	5	10,110.00	10,021.81	17.64
Wood Fence Repair & Replacement	5	0	5,055.00	5,055.04	-
Well Pump	9	4	3,538.50	2,449.99	272.13
Totals			\$ 168,786.45	\$126,109.31	\$ 12,240.19