

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

Budget Year: **2019 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:	2019			Percentage of Budget	2019			2018	
	Annual	Assessments Quarterly	Monthly		Per Unit Assessments			Budget	Annualized Actual
Assessments	\$ 204,595.32	\$ 51,148.83	\$ 17,049.61		Annual	Quarterly	Monthly		9/1/2016 to 8/31/2017
Other	-	-	-						
TOTAL ESTIMATED INCOME	204,595.32	51,148.83	17,049.61						
<b>ESTIMATED EXPENSES FOR THE ASSOCIATION:</b>									
<b>ADMINISTRATION OF THE ASSOCIATION</b>									
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	100.00	14.00
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	7,000.00	1,750.00	583.33	3.42%	20.53	5.13	1.71	5,000.00	5,192.15
Permits & fees	10,000.00	2,500.00	833.33	4.89%	29.33	7.33	2.44	500.00	10,460.90
Social Committee Fund	375.00	93.75	31.25	0.18%	1.10	0.27	0.09	375.00	375.00
Welcoming Committee Fund	1,700.00	425.00	141.67	0.83%	4.99	1.25	0.42	1,600.00	1,679.41
Office Expenses	300.00	75.00	25.00	0.15%	0.88	0.22	0.07	300.00	13.50
Bad Debt Expense	11,000.00	2,750.00	916.67	5.38%	32.26	8.06	2.69	12,000.00	11,151.72
MANAGEMENT FEE	2,000.00	500.00	166.67	0.98%	5.87	1.47	0.49	4,000.00	-
MAINTENANCE	24,720.00	6,180.00	2,060.00	12.08%	72.49	18.12	6.04	24,720.00	24,720.00
On-Site maintenance	10,500.00	2,625.00	875.00	5.13%	30.79	7.70	2.57	10,500.00	10,611.65
General Maintenance	10,000.00	2,500.00	833.33	4.89%	29.33	7.33	2.44	15,000.00	8,345.50
Pecan Park Fence	-	-	-	0.00%	-	-	-	150.00	-
Service Contracts									
Lawn									
General	36,545.00	9,136.25	3,045.42	17.86%	107.17	26.79	8.93	36,545.00	33,671.48
Trail / Common Area / Mulch	8,000.00	2,000.00	666.67	3.91%	23.46	5.87	1.96	8,000.00	7,149.52
Lawn Landscaping Pest Control	9,000.00	2,250.00	750.00	4.40%	26.39	6.60	2.20	9,000.00	10,028.52
Tree Maint/Removal	6,000.00	1,500.00	500.00	2.93%	17.60	4.40	1.47	5,000.00	5,875.00
Irrigation Maintenance	5,600.00	1,400.00	466.67	2.74%	16.42	4.11	1.37	3,000.00	70.00
Pest Control (Snakes, ants, etc.)	1,500.00	375.00	125.00	0.73%	4.40	1.10	0.37	1,000.00	1,200.00
Termite	120.00	30.00	10.00	0.06%	0.35	0.09	0.03	0.00	120.00
Power Washing	2,000.00	500.00	166.67	0.98%	5.87	1.47	0.49	1,500.00	2,250.00
Contingency Fund	3,300.00	825.00	275.00	1.61%	9.68	2.42	0.81	5,000.00	8,873.28
Pavilion & Pool Maintenance									
Pool	15,000.00	3,750.00	1,250.00	7.33%	43.99	11.00	3.67	15,000.00	12,964.64
Pool Repairs	2,500.00	625.00	208.33	1.22%	7.33	1.83	0.61	2,500.00	2,752.70
Pavilion	500.00	125.00	41.67	0.24%	1.47	0.37	0.12	500.00	-
Taxes on Association property	-	-	-	0.00%	-	-	-	350.00	290.03
INSURANCE	10,000.00	2,500.00	833.33	4.89%	29.33	7.33	2.44	10,500.00	8,016.74
UTILITIES	14,000.00	3,500.00	1,166.67	6.84%	41.06	10.26	3.42	16,000.00	11,588.52
Marketing (Newspaper Ads & Website)	1,500.00	375.00	125.00	0.73%	4.40	1.10	0.37	1,500.00	1,265.00
<b>Total Operating</b>	<b>194,771.25</b>	<b>48,692.81</b>	<b>16,230.94</b>	<b>95.20%</b>	<b>571.18</b>	<b>142.79</b>	<b>47.60</b>	<b>191,151.25</b>	<b>180,190.51</b>
<b>Reserves (See schedule)</b>	<b>9,824.07</b>	<b>2,456.02</b>	<b>818.67</b>	<b>4.80%</b>	<b>28.81</b>	<b>7.20</b>	<b>2.40</b>	<b>\$12,240.19</b>	<b>13,954.49</b>
<b>Total Funds to be assessed to all Homeowners</b>	<b>204,595.32</b>	<b>51,148.83</b>	<b>17,049.61</b>	<b>100.00%</b>	<b>\$ 600.00</b>	<b>\$ 150.00</b>	<b>\$ 50.00</b>	<b>\$203,391.44</b>	<b>\$ 194,145.00</b>
<b>Estimated Excess of Income over Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>						

Total for Pecan Park Owners **\$ 218.92**

Over

PECAN PARK:		Annual	2019 Per Unit	Monthly	2018	
			Assessments		Budget	Annualized Actual
Assessments		\$ 275.66	\$ 68.92	\$ 22.97		9/1/2017 to 8/31/2018
Expenses		<u>275.66</u>	<u>68.92</u>	<u>22.97</u>		
Crepe Myrtles and pest control	1200	75.00	18.75	6.25	1,200.00	-
Mulch	1650	103.13	25.78	8.59	1,650.00	1,305.00
Fence - Power Wash	1200	37.50	9.38	3.13	1,200.00	-
Fence Reserves	960.4	60.03	15.01	5.00	960.40	-
		-	-	-	-	-
<b>Total Pecan Park expenses</b>	5010.4	<u>275.66</u>	<u>68.92</u>	<u>22.97</u>		
<b>Excess of Income over Expenses</b>		<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>		

#### RESERVE EXPENSES

	Estimated Life	2019 Remaining Life	Replacement Cost	Reserve Balance at December 31, 2018	Annual Amount
<b>Pecan Park</b>					
Fence	20	17	5 \$ 20,000.00	\$ 4,580.28	\$ 907.04
<b>Total Pecan Park</b>			<u>\$ 20,000.00</u>	<u>\$ 4,580.28</u>	<u>\$ 907.04</u>
<b>Other:</b>					
General				\$ 30,000.00	
Roof/exterior	15	15	\$ 6,000.00	10,000.00	\$ -
Pavement Restripe	4	0	5,055.00	5,055.00	\$ -
Building Repair	5	2	5,055.00	4,113.87	\$ 470.57
Gate	3	0	3,083.55	3,083.56	\$ -
Pavilion Painting	5	2	5,560.50	4,066.89	\$ 746.81
Common Area Furniture	5	2	5,055.00	4,580.50	\$ 237.25
<b>Pool:</b>					
Resurface	9	2	6,268.20	5,387.06	440.57
Pump	4	0	3,033.00	11,033.02	-
Deck	20	18	29,319.00	5,954.79	1,298.01
Heater	10	10	20,220.00	-	2,022.00
Bathroom	4	0	5,055.00	5,055.00	-
Fence	9	2	6,571.50	4,824.52	873.49
Playground	9	1	25,275.00	23,484.64	1,790.36
Sinkhole Remediation	0	0	6,066.00	6,066.00	-
Playground Mulch Fund	2	0	2,830.80	2,830.09	-
Entrance Landscaping/Sign	10	2	5,459.40	3,962.98	748.21
Basketball/Tennis Court	9	4	10,110.00	10,039.44	17.64
Wood Fence Repair & Replacement	5	0	5,055.00	5,055.00	-
Well Pump	9	3	3,538.50	2,722.11	272.13
<b>Totals</b>			<u>\$ 158,610.45</u>	<u>\$147,314.47</u>	<u>\$ 9,824.07</u>