

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

Budget Year: **2010 Proposed Budget**

Number of Doors: 341

Dollar per door management fee:

Flat Annual Management fee: \$31,538.00

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. Florida Community Management (FCM) seeks to ensure that all content and information published by FCM is current and accurate; however, FCM 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:	2010			Percentage of Budget	2010			2009	
	Annual	Assessments Quarterly	Monthly		Annual	Quarterly	Monthly	Budget	Annualized Actual
Assessments	\$ 175,279.15	\$ 43,819.79	\$ 14,606.60						
Other	-	-	-						
TOTAL ESTIMATED INCOME	175,279.15	43,819.79	14,606.60						
ESTIMATED EXPENSES FOR THE ASSOCIATION:									
ADMINISTRATION OF THE ASSOCIATION									
Accounting									
Tax Preparation	315.00	78.75	26.25	0.18%	\$ 0.92	\$ 0.23	\$ 0.08	\$ 315	\$ 315
Compiled Financial Statement	2,500.00	625.00	208.33	1.43%	7.33	1.83	0.61	1,850	2,500.00
Bank Charges	200.00	50.00	16.67	0.11%	0.59	0.15	0.05	2,000	169.90
Fees payable to the division	61.25	15.31	5.10	0.03%	0.18	0.04	0.01	61	61.25
Legal	7,000.00	1,750.00	583.33	3.99%	20.53	5.13	1.71	3,000	5,555.76
Permits & fees	375.00	93.75	31.25	0.21%	1.10	0.27	0.09	300	375.00
Telephone	-	-	-	0.00%	-	-	-	750	808.35
Social Committee Fund	1,000.00	250.00	83.33	0.57%	2.93	0.73	0.24	1,000	185.19
Welcoming Committee Fund	600.00	150.00	50.00	0.34%	1.76	0.44	0.15	300	16.77
Office Expenses	7,500.00	1,875.00	625.00	4.28%	21.99	5.50	1.83	8,000	5,132.45
Bad Debt Expense	2,000.00	500.00	166.67	1.14%	5.87	1.47	0.49	-	1,538.80
MANAGEMENT FEE	31,538.00	7,884.50	2,628.17	17.99%	92.49	23.12	7.71	30,538	30,194.00
Pecan Park Expense	1,400.00	350.00	116.67	0.80%	4.11	1.03	0.34		
MAINTENANCE									
On-Site maintenance	8,400.00	2,100.00	700.00	4.79%	24.63	6.16	2.05	11,400	3,364.38
General Maintenance	5,200.00	1,300.00	433.33	2.97%	15.25	3.81	1.27	2,500	596.75
Service Contracts									
Lawn									
General	27,000.00	6,750.00	2,250.00	15.40%	79.18	19.79	6.60	26,000	28,090.00
Wall/Pecan/Soccer Field	6,300.00	1,575.00	525.00	3.59%	18.48	4.62	1.54	6,140	-
Trail Common Area	1,000.00	250.00	83.33	0.57%	2.93	0.73	0.24	6,100	-
Lawn Landscaping Pest Control	2,000.00	500.00	166.67	1.14%	5.87	1.47	0.49	3,000	1,985.00
Tree Maint	2,000.00	500.00	166.67	1.14%	5.87	1.47	0.49	3,000	1,770.00
Retention Pond Mowing Contact	5,500.00	1,375.00	458.33	3.14%	16.13	4.03	1.34	7,500	6,750.00
Irrigation	-	-	-	0.00%	-	-	-	-	-
Pest Control	500.00	125.00	41.67	0.29%	1.47	0.37	0.12	2,300	100.00
Power Washing	1,000.00	250.00	83.33	0.57%	2.93	0.73	0.24	3,000	600.00
Contingency Fund	2,500.00	625.00	208.33	1.43%	7.33	1.83	0.61	1,500	5,861.60
Wells Construction/Rec Area	-	-	-	0.00%	-	-	-	-	30,198.06
** Pavillion Pool Maintenance	-	-	-	0.00%	-	-	-	10,550	32,371.90
** Pool	17,200.00	4,300.00	1,433.33	9.81%	50.44	12.61	4.20	-	-
** Pavillion	2,000.00	500.00	166.67	1.14%	5.87	1.47	0.49	-	-
Taxes on Association property	600.00	150.00	50.00	0.34%	1.76	0.44	0.15	600	-
INSURANCE	8,000.00	2,000.00	666.67	4.56%	23.46	5.87	1.96	7,925	7,606.93
UTILITIES	19,000.00	4,750.00	1,583.33	10.84%	55.72	13.93	4.64	19,000	8,093.28
Dog Butler	-	-	-	0.00%	-	-	-	600	-
Newspaper Ads and Website Expenses	250.00	62.50	20.83	0.14%	0.73	0.18	0.06	350	274.85
Total Operating	162,939.25	40,734.81	13,578.27	92.96%	477.83	119.46	39.82	159,579	174,515.22
Reserves (See schedule)	12,339.90	3,084.98	1,028.33	7.04%	36.19	9.05	3.02	16,371	19,263.60
Total Funds to be assessed to all Homeowners	175,279.15	43,819.79	14,606.60	100.00%	\$ 515.00	\$ 129.00	\$ 43.00	\$ 175,950	\$ 193,778.82
Estimated Excess of Income over Expenses	\$ -	\$ -	\$ -						

\$ 193,778.82

				Total for Pecan Park Owners	<u>\$ 154.00</u>	<u>\$ -</u>
PECAN PARK:						
Assessments	\$ 1,600.00	\$ 400.00	\$ 133.33			
Expenses						
Crepe Myrtles and pest control	400.00	100.00	33.33			
Fence	<u>1,000.00</u>	<u>250.00</u>	<u>83.33</u>			
Total Pecan Park expenses	<u>1,400.00</u>	<u>350.00</u>	<u>116.67</u>			
Excess of Income over Expenses	<u>\$ 200.00</u>	<u>\$ 50.00</u>	<u>\$ 16.67</u>			

RESERVE EXPENSES

	Estimated Life	2010 Remaining Life	Replacement Cost	Reserve Balance at December 31, 2009	Annual Amount
Pecan Park					
Fence	8	7	\$ 20,000.00	\$ 500.00	\$ 2,785.71
Total Pecan Park			<u>\$ 20,000.00</u>	<u>\$ 500.00</u>	<u>\$ 2,785.71</u>
Other:					
Roof/exterior	8	3	\$ 16,000.00	\$ 5,499.99	\$ 3,500.02
Pavement Restripe	5	3	5,000.00	1,999.92	1,000.01
Building Repair	1	0	750.00	750.00	750.00
Gate	3	1	500.00	333.25	186.72
Pavilion Painting	5	3	2,500.00	2,031.21	156.26
Common Area Furniture	5	3	4,000.00	838.19	800.02
Pool:					
Resurface	4	2	6,200.00	4,016.56	-
Pump	5	3	1,100.00	1,112.91	-
Deck	9	3	20,000.00	6,931.23	-
Heater	10	5	10,000.00	587.71	2,000.00
Bathroom	5	3	5,000.00	1,999.93	1,000.01
Fence	10	7	6,500.00	1,381.18	731.26
Playground	2	0	1,000.00	999.96	666.76
Sinkhole Remediation	1	0	6,000.00	6,000.00	-
Mulch Fund	2	0	5,700.00	7,059.93	-
Entrance Landscaping	1	1	5,000.00	1,218.72	73.75
Basketball/Tennis Court	1	0	3,000.00	3,000.03	1,125.09
Signage	5	3	1,500.00	-	-
Well Pump	10	10	3,500.00	349.92	350.00
Totals			<u>\$ 103,250.00</u>	<u>\$ 46,110.64</u>	<u>\$ 12,339.90</u>

A. Assumes a 3% increase over prior year for August - December 2010.