

Pecan Groves Estates II
2017 Operating Budget

	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.	TOTAL
INCOME													
5000 Residential Assess.	\$8,916	\$7,899	\$6,942	\$5,506	\$5,168	\$6,171	\$7,319	\$6,160	\$6,077	\$6,283	\$6,283	\$6,832	\$79,556
5001 Collection Income													
5008 Transfer Fees													
5010 Misc. Income													\$0
TOTAL INCOME	\$8,916	\$7,899	\$6,942	\$5,506	\$5,168	\$6,171	\$7,319	\$6,160	\$6,077	\$6,283	\$6,283	\$6,832	\$79,556
MAINT. & REPAIR													
8010 Landscape Maint.	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$25,200
8035 Tree Trimming													\$0
8050 Landscape Seed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100	\$0	\$0	\$2,100
8070 Sprinkler Repair	\$75	\$75	\$200	\$75	\$75	\$200	\$75	\$75	\$200	\$75	\$75	\$75	\$1,275
8080 Misc. Repairs	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
TOTAL MAINT. & REPAIRS	\$2,225	\$2,225	\$2,350	\$2,225	\$2,225	\$2,350	\$2,225	\$2,225	\$2,350	\$4,325	\$2,225	\$2,225	\$29,175
PARTS & SUPPLIES													
8210 Exterminating				\$136		\$136		\$136		\$136		\$0	\$544
8281 Tree/Plant Replacement				\$300									\$300
8290 Miscellaneous													\$0
TOTAL PARTS & SUPPLIES	\$0	\$0	\$0	\$436	\$0	\$136	\$0	\$136	\$0	\$136	\$0	\$0	\$844
UTILITIES													
8410 Electric Utility	\$88	\$87	\$84	\$84	\$97	\$98	\$98	\$97	\$88	\$88	\$88	\$88	\$1,085
8460 Water Utility	\$3,090	\$531	\$250	\$660	\$1,074	\$3,400	\$2,083	\$2,546	\$2,400	\$2,686	\$1,700	\$1,100	\$21,520
TOTAL UTILITIES	\$3,178	\$618	\$334	\$744	\$1,171	\$3,498	\$2,181	\$2,643	\$2,488	\$2,774	\$1,788	\$1,188	\$22,605

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	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	OCT.	NOV.	DEC.	TOTAL
ADMINISTRATIVE													
8610 Legal													\$0
8611 Collection Costs	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
8613 Board Compensation												\$1,400	\$1,400
8615 Audit & Income Tax Prep.		\$425					\$600						\$1,025
8640 Insurance	\$2,400												\$2,400
8660 Management	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$10,800
8662 Postage	\$3	\$7	\$174	\$9	\$13	\$0	\$5	\$10	\$10	\$120	\$10	\$10	\$371
8663 Copies	\$71	\$24	\$49	\$85	\$13	\$13	\$95	\$10	\$10	\$10	\$100	\$10	\$490
8664 Coupons/ Statements											\$650		\$650
8663 Storage	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$192
8667 Community/Mailings	\$5	\$6	\$188	\$9	\$7	\$4	\$0	\$0	\$0	\$74	\$5	\$0	\$298
8680 Income Taxes	\$0	\$0	\$60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60
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TOTAL ADMINISTRATIVE	\$3,495	\$1,478	\$1,487	\$1,119	\$1,049	\$1,033	\$1,716	\$1,036	\$1,036	\$1,220	\$1,781	\$2,436	\$18,886
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TOTAL OPERATING EXP.	\$8,898	\$4,321	\$4,171	\$4,524	\$4,445	\$7,017	\$6,122	\$6,040	\$5,874	\$8,455	\$5,794	\$5,849	\$71,510
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RESERVE													
9509 Transfer Fees													\$0
9510 Interest													\$0
9520 Reserve Contribution	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$671	\$8,046
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TOTAL OPER. & RESERVE	\$9,569	\$4,992	\$4,842	\$5,195	\$5,116	\$7,688	\$6,793	\$6,711	\$6,545	\$9,126	\$6,465	\$6,520	\$79,556
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TOTAL INCOME/DEFICIT	-\$653	\$2,908	\$2,101	\$312	\$53	-\$1,517	\$527	-\$551	-\$468	-\$2,843	-\$182	\$313	\$0

Assumptions

Total Units	170
Monthly Assessment	\$39 3% increase
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	\$6,630