

Pecan Groves Estates II 2021  
Operating Budget

	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.	TOTAL
<b>INCOME</b>													
5000 Residential Assess.										\$21,420			\$85,680
5001 Collection Income	\$21,420			\$21,420									\$0
5008 Transfer Fees													\$0
5010 Misc. Income													\$0

	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.	TOTAL
<b>TOTAL INCOME</b>	\$21,420	\$0	\$0	\$21,420	\$0	\$0	\$21,420	\$0	\$0	\$21,420	\$0	\$0	\$85,680
<b>MAINT. &amp; REPAIR</b>													
8010 Landscape Maint.	\$2,196	\$2,196	\$2,196	\$2,196	\$2,196	\$2,196	\$2,196	\$2,196	\$2,196	\$2,196	\$2,196	\$2,196	\$26,352
8035 Tree Trimming	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8050 Landscape Seed	\$75	\$75	\$200	\$75	\$200	\$75	\$75	\$75	\$200	\$75	\$75	\$75	\$3,300
8070 Sprinkler Repair	\$50	\$100	\$0	\$100	\$50	\$100	\$0	\$100	\$50	\$100	\$0	\$100	\$1,275
8080 Misc. Repairs													\$750

	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.	TOTAL
<b>TOTAL MAINT. &amp; REPAIRS</b>	\$2,321	\$2,371	\$2,396	\$2,371	\$2,321	\$2,496	\$2,271	\$2,371	\$2,446	\$2,371	\$5,571	\$2,371	\$31,677

	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.	TOTAL
<b>PARTS &amp; SUPPLIES</b>													
8210 Exterminating	\$1,000	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$68	\$408
8240 Holiday Lights													\$1,000
8281 Tree/Plant Replacement						\$600							\$600
8290 Miscellaneous Supplies	\$150	\$50	\$50	\$150	\$0	\$50	\$100	\$50	\$0	\$150	\$50	\$0	\$800

	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.	TOTAL
<b>TOTAL PARTS &amp; SUPPLIES</b>	\$1,150	\$118	\$118	\$218	\$68	\$718	\$168	\$50	\$0	\$150	\$50	\$0	\$2,808

	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.	TOTAL
<b>UTILITIES</b>													
8410 Electric Utility	\$101	\$99	\$97	\$96	\$97	\$98	\$98	\$99	\$99	\$99	\$99	\$99	\$1,181
8460 Water Utility	\$1,950	\$600	\$750	\$700	\$650	\$2,650	\$3,200	\$3,500	\$3,500	\$3,000	\$1,550	\$750	\$22,800

	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.	TOTAL
<b>TOTAL UTILITIES</b>	\$2,051	\$699	\$847	\$796	\$747	\$2,748	\$3,298	\$3,599	\$3,599	\$3,099	\$1,649	\$849	\$23,981

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*David P. Condit*

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	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPT.	OCT.	NOV.	DEC.	TOTAL
<b>ADMINISTRATIVE</b>													
8610 Legal	\$250						\$175			\$0			\$475
8611 Collection Costs	\$150	\$75	\$75	\$150	\$75	\$75	\$150	\$75	\$75	\$150	\$75	\$75	\$1,200
8613 Board Compensation												\$1,200	\$1,200
8615 Audit & Income Tax Prep.		\$100					\$650						\$750
8640 Insurance		\$0	\$2,400										\$2,400
8660 Management	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$900	\$10,800
8662 Postage	\$15	\$10	\$10	\$15	\$10	\$15	\$10	\$15	\$10	\$15	\$10	\$10	\$145
8663 Copies	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540
8664 Statements	\$260	\$0	\$0	\$260	\$0	\$0	\$260	\$0	\$0	\$260	\$0	\$0	\$1,040
8663 Storage	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$22	\$264
8667 Community/Mailings	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275	\$725
8680 Income Taxes	\$0	\$0	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275
<b>TOTAL ADMINISTRATIVE</b>	\$1,642	\$1,152	\$4,177	\$1,392	\$1,052	\$1,107	\$2,212	\$1,057	\$1,052	\$1,392	\$1,052	\$2,527	\$19,814
<b>TOTAL OPERATING EXP.</b>	\$7,164	\$4,340	\$7,538	\$4,777	\$4,188	\$7,069	\$7,949	\$7,077	\$7,097	\$7,012	\$8,322	\$5,747	\$78,280
<b>RESERVE</b>													
9509 Transfer Fees													\$0
9510 Interest													\$0
9520 Reserve Contribution	\$617	\$617	\$617	\$617	\$617	\$617	\$617	\$617	\$617	\$617	\$617	\$613	\$7,400
<b>TOTAL OPER. &amp; RESERVE</b>	\$7,781	\$4,957	\$8,155	\$5,394	\$4,805	\$7,686	\$8,566	\$7,694	\$7,714	\$7,629	\$8,939	\$6,360	\$85,680
<b>TOTAL INCOME/DEFICIT</b>	\$13,639	-\$4,957	-\$8,155	\$16,026	-\$4,805	-\$7,686	\$12,854	-\$7,694	-\$7,714	\$13,791	-\$8,939	-\$6,360	\$0

**Assumptions**

Total Units	170
Monthly Assessment	\$42
	\$7,140
	85680

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David R. Condit