

PECOS PARK-SUNFLOWER HOA 304 HOMES ANNUAL ASSESSMENT \$ 516.00 MONTHLY INSTALLMENT \$ 43.00	2019 BUDGET ANNUAL	ACTUALS AS OF 093019	2020 BUDGET ANNUAL	MONTHLY	PER LOT
OPERATING REVENUE					
Assessments	\$138,624.00	\$103,968.00	\$156,864.00	\$13,072.00	\$43.00
Capital Contributions	\$0.00	\$2,666.00	\$0.00	\$0.00	\$0.00
Late Fees	\$0.00	\$1,601.04	\$0.00	\$0.00	\$0.00
Interest - Operating	\$0.00	\$132.02	\$0.00	\$0.00	\$0.00
Collection Costs	\$0.00	-\$480.00	\$0.00	\$0.00	\$0.00
Fines	\$0.00	\$2,075.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$129.10	\$0.00	\$0.00	\$0.00
TOTAL OPERATING REVENUE	\$138,624.00	\$110,091.16	\$156,864.00	\$13,072.00	\$43.00
OPERATING EXPENSES					
Administrative					
Copies	\$2,500.00	\$1,169.95	\$2,000.00	\$166.67	\$0.55
Coupons	\$0.00	\$112.00	\$100.00	\$8.33	\$0.03
Postage	\$2,000.00	\$736.15	\$2,000.00	\$166.67	\$0.55
Storage	\$180.00	\$150.00	\$180.00	\$15.00	\$0.05
TOTAL	\$4,680.00	\$2,168.10	\$4,280.00	\$356.67	\$1.17
Common					
Lighting	\$500.00	\$0.00	\$500.00	\$41.67	\$0.14
Graffiti Removal	\$300.00	\$0.00	\$300.00	\$25.00	\$0.08
TOTAL	\$800.00	\$0.00	\$800.00	\$66.67	\$0.22
Community					
Secretary of State	\$50.00	\$50.00	\$50.00	\$4.17	\$0.01
NRED - Ombudsman	\$1,292.00	\$1,292.00	\$1,292.00	\$107.67	\$0.35
Meeting/Event (YMCA\$189x4=\$756)	\$5,000.00	\$18,692.32	\$5,000.00	\$416.67	\$1.37
Park Furniture	\$0.00	\$1,347.73	\$0.00	\$0.00	\$0.00
TOTAL	\$6,342.00	\$21,382.05	\$6,342.00	\$528.50	\$1.74
Insurance					
Directors & Officers	\$4,255.00	\$0.00	\$0.00	\$0.00	\$0.00
Property Insurance (+5%)	\$2,000.00	\$1,943.00	\$2,000.00	\$166.67	\$0.55
Liability Insurance	\$0.00	\$10,000.00	\$10,000.00	\$833.33	\$2.74
TOTAL	\$6,255.00	\$11,943.00	\$12,000.00	\$1,000.00	\$3.29
Landscaping					
Backflow Testing	\$325.00	\$1,052.50	\$1,000.00	\$83.33	\$0.27
Contract	\$47,040.00	\$35,315.00	\$47,040.00	\$3,920.00	\$12.89
Irrigation	\$0.00	\$1,035.00	\$200.00	\$16.67	\$0.05
Repair & Maintenance	\$0.00	\$275.00	\$0.00	\$0.00	\$0.00
TOTAL	\$47,365.00	\$37,677.50	\$48,240.00	\$4,020.00	\$13.22
Management					
Management Contract	\$22,800.00	\$20,800.00	\$25,200.00	\$2,100.00	\$6.91
Other Mgmt Services	\$0.00	\$568.70	\$400.00	\$33.33	\$0.11

TOTAL	\$22,800.00	\$21,368.70	\$25,600.00	\$2,133.33	\$7.02
Other					
Notice of Delinquent Assessment	\$0.00	-\$450.00	\$0.00	\$0.00	\$0.00
Notice of Intent to Lien	\$0.00	-\$540.00	\$0.00	\$0.00	\$0.00
Legal Fees	\$5,000.00	\$734.31	\$5,000.00	\$416.67	\$1.37
TOTAL	\$5,000.00	-\$255.69	\$5,000.00	\$416.67	\$1.37
Other Expenses					
General Maintenance	\$1,000.00	\$0.00	\$1,000.00	\$83.33	\$0.27
Bank Charges	\$0.00	-\$20.00	\$0.00	\$0.00	\$0.00
Form 1099	\$100.00	\$200.00	\$100.00	\$8.33	\$0.03
Audit	\$1,650.00	\$1,300.00	\$1,650.00	\$137.50	\$0.45
TOTAL	\$2,750.00	\$1,480.00	\$2,750.00	\$229.17	\$0.75
Reserve					
Reserve Contribution	\$34,000.00	\$25,406.62	\$34,118.75	\$2,843.23	\$9.35
TOTAL	\$34,000.00	\$25,406.62	\$34,118.75	\$2,843.23	\$9.35
Taxes					
Tax Return	\$125.00	\$125.00	\$125.00	\$10.42	\$0.03
Commerce Tax Return	\$50.00	\$0.00	\$50.00	\$4.17	\$0.01
TOTAL	\$175.00	\$125.00	\$175.00	\$14.58	\$0.05
Utility					
Electricity/Power	\$500.00	\$537.14	\$750.00	\$62.50	\$0.21
Water	\$20,000.00	\$12,168.25	\$12,000.00	\$1,000.00	\$3.29
TOTAL	\$20,500.00	\$12,705.39	\$12,750.00	\$1,062.50	\$3.50
TOTAL EXPENSES	\$150,667.00	\$134,000.67	\$152,055.75	\$12,671.31	\$41.68
NET INCOME/(LOSS)	-\$12,043.00	-\$23,909.51	\$4,808.25	\$400.69	\$1.32
RESERVE SUMMARY					
	Actual		Reserve Study		
Reserve Beginning Balance 1/1/20	\$136,901.61		\$216,954.69		
Reserve Contribution +	\$34,118.75		\$34,118.75		
Interest Contribution (est.) +	\$132.00		\$2,170.00		
Reserve Expenditures -	\$10,935.00		\$10,935.00		
Anticipated Ending Balance 12/31/20	\$160,217.36		\$242,308.44		

Projected Maintenance	Park Area BBQ	\$350.00
	Park Pole Lights	\$9,775.00
	Inflation	\$810.00
	Total	\$10,935.00