

PECOS PARK-SUNFLOWER HOA 304 HOMES ANNUAL ASSESSMENT \$ 690.00 MONTHLY INSTALLMENT \$ 57.50	2022 BUDGET ANNUAL	ACTUALS AS OF 063022	2023 BUDGET ANNUAL	MONTHLY	PER LOT
OPERATING REVENUE (+15%)					
Assessments	\$182,400.00	\$91,200.00	\$209,760.00	\$17,480.00	\$57.50
Special Reserve Assessment	\$0.00	\$0.00	\$16,416.00	\$1,368.00	\$4.50
Capital Contributions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Late Fees	\$0.00	\$790.00	\$0.00	\$0.00	\$0.00
Interest - Operating	\$0.00	\$19.92	\$0.00	\$0.00	\$0.00
Collection Costs	\$0.00	-\$50.00	\$0.00	\$0.00	\$0.00
Fines	\$0.00	\$950.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$1,879.85	\$0.00	\$0.00	\$0.00
TOTAL OPERATING REVENUE	\$182,400.00	\$94,789.77	\$226,176.00	\$18,848.00	\$62.00
OPERATING EXPENSES					
Administrative					
Copies	\$1,500.00	\$1,383.50	\$1,500.00	\$125.00	\$0.41
Envelopes	\$0.00	\$673.80	\$900.00	\$75.00	\$0.25
Coupons	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00
Statements	\$1,200.00	\$561.00	\$1,000.00	\$83.33	\$0.27
Postage	\$2,000.00	\$1,656.89	\$2,200.00	\$183.33	\$0.60
Storage	\$180.00	\$75.00	\$180.00	\$15.00	\$0.05
TOTAL	\$4,980.00	\$4,350.19	\$5,780.00	\$481.67	\$1.58
Common					
Doggies Stations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$500.00	\$360.00	\$500.00	\$41.67	\$0.14
Graffiti Removal	\$0.00	\$400.00	\$400.00	\$33.33	\$0.11
Other R&M	\$300.00	\$0.00	\$300.00	\$25.00	\$0.08
Park Furniture	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$800.00	\$760.00	\$1,200.00	\$100.00	\$0.33
Community					
Business License	\$0.00	\$0.00	\$50.00	\$4.17	\$0.01
Secretary of State	\$0.00	\$0.00	\$50.00	\$4.17	\$0.01
NRED - Ombudsman (\$4.25 per lot)	\$1,292.00	\$1,352.00	\$1,292.00	\$107.67	\$0.35
Meeting/Event	\$1,500.00	\$83.31	\$200.00	\$16.67	\$0.05
TOTAL	\$2,792.00	\$1,435.31	\$1,542.00	\$128.50	\$0.42
Insurance					
Directors & Officers	\$6,405.00	\$10,074.00	\$6,780.00	\$565.00	\$1.86
Property Insurance (+5%)	\$3,300.00	\$0.00	\$3,294.00	\$274.50	\$0.90
Liability Insurance (included w/Property)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$9,705.00	\$10,074.00	\$10,074.00	\$839.50	\$2.76
Landscaping					
Backflow Testing (\$65.00 x 7 Backflows)	\$700.00	\$325.00	\$455.00	\$37.92	\$0.12
Contract	\$47,040.00	\$23,100.00	\$47,040.00	\$3,920.00	\$12.89
Irrigation	\$1,000.00	\$5,220.00	\$1,000.00	\$83.33	\$0.27

Plantings	\$0.00	\$1,477.00	\$0.00	\$0.00	\$0.00
Repair & Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$48,740.00	\$30,122.00	\$48,495.00	\$4,041.25	\$13.29
Management					
Management Contract	\$25,200.00	\$15,050.00	\$25,200.00	\$2,100.00	\$6.91
Meeting Refreshments (4x a Year)	\$200.00	\$0.00	\$200.00	\$16.67	\$0.05
Other Mgmt Services	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$25,900.00	\$15,050.00	\$25,400.00	\$2,116.67	\$6.96
Other					
Statutory Pre Collection Notice (60 Day)	\$500.00	\$0.00	\$3,600.00	\$300.00	\$0.99
Notice of Intent to Lien (90 Day)	\$500.00	\$0.00	\$3,600.00	\$300.00	\$0.99
Collection Costs	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00
Legal Fees	\$1,000.00	\$1,716.50	\$0.00	\$0.00	\$0.00
TOTAL	\$2,350.00	\$1,716.50	\$7,200.00	\$600.00	\$1.97
Other Expenses					
Bank Charges/NSF	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00
Form 1099	\$150.00	\$125.00	\$125.00	\$10.42	\$0.03
Audit	\$1,250.00	\$625.00	\$625.00	\$52.08	\$0.17
Miscellaneous	\$0.00	-\$395.00	\$0.00	\$0.00	\$0.00
TOTAL	\$1,400.00	\$365.00	\$750.00	\$62.50	\$0.21
Reserve					
Reserve Contribution	\$69,150.00	\$34,575.00	\$104,655.00	\$8,721.25	\$28.69
TOTAL	\$69,150.00	\$34,575.00	\$104,655.00	\$8,721.25	\$28.69
Taxes					
Tax Return	\$150.00	\$0.00	\$150.00	\$12.50	\$0.04
TOTAL	\$150.00	\$0.00	\$150.00	\$12.50	\$0.04
Utility					
Electricity/Power	\$800.00	\$3,184.42	\$6,170.00	\$514.17	\$1.69
Water	\$13,500.00	\$3,836.67	\$14,760.00	\$1,230.00	\$4.05
TOTAL	\$14,300.00	\$7,021.09	\$20,930.00	\$1,744.17	\$5.74
TOTAL EXPENSES	\$180,267.00	\$105,469.09	\$226,176.00	\$18,848.00	\$62.00
NET INCOME/(LOSS)	\$2,133.00	-\$10,679.32	\$0.00	\$0.00	\$0.00
2023 RESERVE SUMMARY					
	Actual		Reserve Study		
Reserve Beginning Balance 1/1/23	\$154,321.06		\$160,160.00		
Reserve Contribution	+	\$104,655.00	\$56,645.00		
Interest Contribution (est.)	+	\$123.24	\$563.00		
Reserve Expenditures	-	\$37,397.00	\$37,397.00		
Anticipated Ending Balance 12/31/23	\$221,702.30	69.61%	\$179,971.00	88.99%	

Projected Deferred Maintenance

Safety Padding Replace (completed in 2022)	\$0.00
Landscaping / Irrigation R&R	\$37,397.00
TOTAL	\$37,397.00