

Pecan Estates Current/5 Year Budget

Pecan Estates Dues(224 homeowners)
 Income @\$275 dues less bad debt(\$1000)
 Reserve Fund 10%

	275	275	275	275	275	275
	60600	60600	60600	60600	60600	60600
	-6060	-6060	-6060	-6060	-6060	-6060
	2023	2024	2025	2026	2027	2028

OPERATING EXPENSES

Management Contract
 Mowing Contract
 Weed Control Contract
 Insurance
 Water
 Electric
 Office Supplies/Postage/Printing
 Computer and Internet
 Misc, flags,signs, filing fees
 Professional fees (legal, tax)
 Christmas Lights
 Drain Clean Out
 Tree mtce
 Irrigation Repair/season service/french drain
 Fountain
 Splash Pad/Playground Mulch/Pond Bench
 Fence maintenance/Bridge support
 Misc Mtce
 Entrance lights/8/no labor
 Social Events/Meeting Room

	8400	8568	8739	8914	9092	9274
	16500	17325	17845	18380	18931	19499
	4000	4200	4326	4456	4589	4727
	4400	4620	4759	4901	5048	5200
	3600	3780	3893	4010	4131	4254
	3200	3360	3461	3565	3672	3782
	1150	1208	1244	1281	1319	1359
	300	315	324	334	344	355
	400	420	433	446	459	473
	3175	1175	1210	1247	1284	1322
	1000	1050	1082	1114	1147	1182
	0	0	1500	0	0	3000
	1250	3000	1250	1250	3000	1250
	1650	750	773	796	820	844
	500	525	541	557	574	591
	2000	1000	1000	1000	1000	1000
	800	800	800	800	800	800
	150	150	150	150	150	150
	600					
	1150	1150	1150	1150	1150	1150
Total Budget	54225	53396	54480	54351	57510	60212
Monthly avg expense	4519	4450	4540	4529	4793	5018

Remaining Balance

	315	1145	61	190	-2971	-5672
--	-----	------	----	-----	-------	-------

5% services cost increase 2024
 2% management fee increase
 3% 2025-2028 service increase