

Bentsen Palm Development Home Owners Association, Inc.
2017 Budget
Statement of Revenue and Expenses

Current Members

Tanglewood	115
Retama Village	194

New Projected Members

Tanglewood	25
Retama Village	20

Projected Resales

Both Communities	12
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	2017 Assessments
Quarterly Base Assessments	\$ 43.00
Quarterly Neighborhood Assessments	\$ 107.00
	<u>\$ 150.00</u>

REVENUE

HOA Fees	
New Member Assessments	\$ 22,800
Base Assessments	57,018
Retama Village Neighborhood Assessments	87,312
Tanglewood Neighborhood Assessments	54,570
Total HOA Fees	<u>\$ 221,700</u>

OPERATING EXPENSES

Accounting Services	12,000
Landscape & Common Area Maintenance	72,000
Facility Maintenance & Repairs	40,000
Bank/Credit Card Service Charges	350
Insurance	13,900
Misc. Supplies	500
Professional Fees	2,500
State Park Access Pass	2,150
Property Taxes	25,000
Telephone	2,350
Utilities	
Gas	10,000
Water	18,000
Electricity	23,000
Internet/Cable Services	2,100
Total Operating Expenses	<u>\$ 223,850</u>

Other Income (Expense)

Finance charges	3,000
Retama Village Special Assessment-Landscape	217,048
Retama Village Special Assessment-Landscape	(217,048)
Retama Village Special Assessment-Community Mgr. & Supplies	36,000
Retama Village Special Assessment-Community Mgr. & Supplies	(36,000)
Total Other Income (Expense)	<u>\$ 3,000</u>

Excess of revenues over (under) expenses	<u>\$ 850</u>
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Bentsen Palm Development Home Owners Association, Inc.
2017 Budget by Subdivision

	<u>G&A</u>	<u>Retama Village</u>	<u>Tanglewood</u>	<u>TOTAL</u>
Ordinary Income/Expense				
Income				
HOA Fees	\$ -	\$ 132,800	\$ 88,900	\$ 221,700
Total Income	<u>\$ -</u>	<u>\$ 132,800</u>	<u>\$ 88,900</u>	<u>\$ 221,700</u>
Expense				
Accounting Services	12,000	-	-	12,000
Landscape/Common Area Maintenance	-	36,000	36,000	72,000
Facility Maintenance & Repairs	-	30,000	10,000	40,000
Bank/Credit Card Charges	350	-	-	350
Insurance	13,900	-	-	13,900
Professional Fees	2,500	-	-	2,500
State Park Access Pass	-	1,450	700	2,150
Supplies	500	-	-	500
Property Taxes	-	20,000	5,000	25,000
Telephone	-	1,400	950	2,350
Internet/Cable Services	-	2,100	-	2,100
Utilities	-	30,000	21,000	51,000
Total Expense	<u>\$ 29,250</u>	<u>\$ 120,950</u>	<u>\$ 73,650</u>	<u>\$ 223,850</u>
Net Ordinary Income	\$ (29,250)	\$ 11,850	\$ 15,250	\$ (2,150)
Other Income (Expense)				
Finance charges	-	600	2,400	3,000
RV Special Assessment-Landscape	-	217,048	-	217,048
RV Special Assessment-Landscape	-	(217,048)	-	(217,048)
RV Special Assessment-Community Mgr. & supplies	-	36,000	-	36,000
RV Special Assessment-Community Mgr. & supplies	-	(36,000)	-	(36,000)
Net Other Income	<u>-</u>	<u>600</u>	<u>2,400</u>	<u>3,000</u>
Net Income	<u>\$ (29,250)</u>	<u>\$ 12,450</u>	<u>\$ 17,650</u>	<u>\$ 850</u>