

Trevi Villa HOA 2019 Budget

	Comparison 2018 Annual Budget	2019 Annual Budgeted	2019 Monthly Budgeted	
INCOME				
ASSESSMENT INCOME				
402 HOA Dues	\$150,629	\$157,745	\$13,145	5% Assesment Increase
NET ASSESSMENT INCOME	\$150,629	\$157,745	\$13,145	
Misc. Income/interest income/collection income/col	\$0	\$0	\$0	
TOTAL OTHER INCOME	\$0	\$0	\$0	
TOTAL INCOME	\$150,629	\$157,745	\$13,145	
EXPENSES				
GENERAL & ADMINISTRATIVE				
716 Management	\$10,620	\$10,920	\$910	\$25 increase
712 Legal & Professional	\$2,000	\$2,000	\$167	Legal; Tax Prep; Audit
731 Sate & Federal Taxes	\$35	\$270	\$23	Income Taxes; Sec State Filing
725 Office Expenses & Misc	\$100	\$78	\$7	Web Hosting Fee
744 Postage	\$0	\$660	\$55	
745 Printing & Copies	\$0	\$750	\$63	
702 Insurance Regular	\$9,480	\$11,520	\$960	Liability & D&O
TOTAL G & A EXPENSES	\$22,235	\$26,198	\$2,183	
UTILITIES				
684 Exterminator	\$672	\$672	\$56	Exterior Only
797 Water and Sewer	\$19,800	\$27,360	\$2,280	
693 Gas & Electric	\$9,300	\$13,080	\$1,090	
782 Telephone	\$2,415	\$2,640	\$220	Intercom; Elevator; Fire Panel
789 Trash	\$5,928	\$7,040	\$587	
TOTAL UTILITIES	\$38,115	\$50,792	\$4,233	
MAINTENANCE EXPENSES				
804 Landscape Maintenance	\$7,600	\$6,660	\$555	Interior; exterior
805 Landscape Extras	\$2,000	\$2,000	\$167	Palm Tree Trimming; plant removal; Garage Grate Cleaning
717 Elevator Service/quarterly maintenance	\$2,200	\$2,000	\$167	
754 Repairs and Maint	\$24,891	\$28,000	\$2,333	Unexpected water leaks; Roof inspcetions; garage gate maintenance; elevator
755 Fire Equipment/ Service	\$2,800	\$4,000	\$333	Fire extinguishers; fire alarms
692 Janitorial Contract	\$4,788	\$10,392	\$866	Interior; exterior; trash chute rooms
695 Janitorial Extras	\$800	\$800	\$67	Fountain cleaning
Other Maintenance Items				
TOTAL MAINTENANCE EXPENSES	\$45,079	\$53,852	\$4,488	
BAD DEBT				
	\$0	\$0	\$0	
RESERVE ALLOCATIONS				
Reserve Allocations /Per Reserve Study	\$22,800	\$22,800	\$1,900	
Additional Allocastions to Reserves	\$21,858	\$16,244	\$1,354	Reserve reim. for borrowed \$22,984.00
TOTAL RESERVE ALLOCATIONS	\$22,800	\$39,044	\$3,254	
NET	\$542	(\$12,141)		

Managements Draft as of 11/01/2018
Approved by the Board

Unit	Current Monthly	5% Increase	New Monthly
101	\$356.62	\$17.83	\$374.45
102	\$369.13	\$18.46	\$387.59
103	\$359.79	\$17.99	\$377.78
104	\$356.62	\$17.83	\$374.45
105	\$329.80	\$16.49	\$346.29
106	\$356.62	\$17.83	\$374.45
107	\$358.73	\$17.94	\$376.67
108	\$356.62	\$17.83	\$374.45
109	\$356.62	\$17.83	\$374.45
110	\$382.88	\$19.14	\$402.02
111	\$433.99	\$21.70	\$455.69
201	\$452.67	\$22.63	\$475.30
202	\$370.55	\$18.53	\$389.08
203	\$359.79	\$17.99	\$377.78
204	\$356.62	\$17.83	\$374.45
205	\$362.78	\$18.14	\$380.92
206	\$356.62	\$17.83	\$374.45
207	\$358.73	\$17.94	\$376.67
208	\$356.62	\$17.83	\$374.45
209	\$368.42	\$18.42	\$386.84
210	\$382.88	\$19.14	\$402.02
211	\$437.87	\$21.89	\$459.76
301	\$355.38	\$17.77	\$373.15
302	\$361.90	\$18.10	\$380.00
303	\$359.79	\$17.99	\$377.78
304	\$355.03	\$17.75	\$372.78
305	\$362.78	\$18.14	\$380.92
306	\$356.62	\$17.83	\$374.45
307	\$358.73	\$17.94	\$376.67
308	\$356.62	\$17.83	\$374.45
309	\$368.07	\$18.40	\$386.47
310	\$382.88	\$19.14	\$402.02
311	\$363.67	\$18.18	\$381.85
312	\$356.97	\$17.85	\$374.82
Total	\$12,519.41	\$625.97	\$13,145.38