

Trevi Villa HOA 2020 Budget

	Comparison 2019 Annual Budget	2020 Annual Budgeted	2020 Monthly Budgeted	
INCOME				
ASSESSMENT INCOME				
402 HOA Dues	\$157,745	\$168,919	\$14,077	7.08% increase
NET ASSESSMENT INCOME				
Misc. Income/interest income/collection income/collection costs	\$0	\$0	\$0	
TOTAL OTHER INCOME				
TOTAL INCOME	\$157,745	\$168,919		
EXPENSES				
GENERAL & ADMINISTRATIVE				
716 Management	\$10,620	\$11,100	\$925	\$15 increase
712 Legal & Professional	\$2,000	\$2,000	\$167	Legal; Tax Prep; Audit
731 Sate & Federal Taxes	\$270	\$270	\$23	Income Taxes; Sec State Filing
725 Office Expenses & Misc	\$78	\$78	\$7	Web Hosting Fee
744 Postage	\$660	\$660	\$55	
745 Printing & Copies	\$750	\$750	\$63	
702 Insurance Regular	\$11,520	\$12,145	\$1,012	Liability & D&O
TOTAL G & A EXPENSES	\$25,898	\$27,003	\$2,250	
UTILITIES				
684 Exterminator	\$672	\$732	\$61	Exterior Only
797 Water and Sewer	\$27,360	\$15,500	\$1,292	
693 Gas & Electric	\$13,080	\$13,080	\$1,090	
782 Telephone	\$2,640	\$6,840	\$570	Intercom; Elevator; Fire Panel
789 Trash	\$9,060	\$9,060	\$755	
TOTAL UTILITIES	\$52,812	\$45,212	\$3,768	
MAINTENANCE EXPENSES				
804 Landscape Maintenance	\$6,660	\$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	\$2,000	\$2,052	\$171	
754 Repairs and Maint	\$24,891	\$36,000	\$3,000	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	\$10,392	\$10,392	\$866	Interior; exterior; trash chute rooms
695 Janitorial Extras	\$800	\$800	\$67	Fountain cleaning
Other Maintenance Items				
TOTAL MAINTENANCE EXPENSES	\$49,543	\$61,904	\$5,159	
BAD DEBT				
	\$0	\$0	\$0	
RESERVE ALLOCATIONS				
Reserve Allocations /Per Reserve Study	\$22,800	\$22,800	\$1,900	
Additional Allocations to Reserves	\$21,858	\$20,000	\$1,667	Reserve reim. for borrowed \$22,984.00
TOTAL RESERVE ALLOCATIONS	\$22,800	\$42,800	\$3,567	
NET	-\$15,166	(\$8,000)		

The EQUAL vs PRORATED amounts are in accordance with CC&Rs Section 4.7.

	Base Rate	Variable Rate	
716 Management	\$11,100		
712 Legal & Professional	\$2,000		
731 Sate & Federal Taxes	\$270		
725 Office Expenses & Misc	\$78		
744 Postage	\$660		
745 Printing & Copies	\$750		
702 Insurance Regular		\$12,145	
684 Exterminator	\$732		
797 Water and Sewer		\$15,500	We assumed that the water includes sewer.
693 Electric	\$13,080		
782 Telephone	\$6,840		
789 Trash	\$9,060		
804 Landscape Maintenance	\$6,660		
805 Landscape Extras	\$2,000		
717 Elevator Service/quarterly maintenance	\$2,052		
754 Repairs and Maint	\$28,000		
755 Fire Equipment/ Service	\$4,000		
692 Janitorial Contract	\$10,392		
695 Janitorial Extras	\$800		
Reserve Allocations /Per Reserve Study		\$42,800	The Prorated amount of Reserves is the Roof + Painting prorated per the last Reserve Study.
	\$168,919	\$98,474	\$70,445 Total Expense