

Trevi Villa HOA 2021 Budget

| | Comparison 2020 Annual Budget | 2021 Annual Budgeted | 2021 Monthly Budgeted | |
|---|-------------------------------------|-------------------------|--------------------------|---|
| INCOME | | | | |
| ASSESSMENT INCOME | | | | |
| 402 HOA Dues | \$170,898 | \$170,898 | \$14,241 | No Increase |
| NET ASSESSMENT INCOME | \$170,898 | \$170,898 | | |
| Misc. Income/interest income/collection income/collection costs | \$0 | \$0 | \$0 | |
| TOTAL OTHER INCOME | \$0 | \$0 | \$0 | |
| TOTAL INCOME | \$170,898 | \$170,898 | | |
| EXPENSES | | | | |
| GENERAL & ADMINISTRATIVE | | | | |
| 716 Management | \$11,100 | \$11,160 | \$930 | \$5.00 increase |
| 712 Legal & Professional | \$2,000 | \$2,600 | \$217 | Legal; Tax Prep; Audit |
| 731 State & 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 | \$12,145 | \$12,828 | \$1,069 | Liability & D&O |
| TOTAL G & A EXPENSES | \$27,003 | \$28,346 | \$2,362 | |
| UTILITIES | | | | |
| 684 Exterminator | \$672 | \$732 | \$61 | Exterior Only |
| 797 Water and Sewer | \$15,500 | \$19,008 | \$1,584 | |
| 693 Gas & Electric | \$13,080 | \$9,780 | \$815 | |
| 782 Telephone | \$6,840 | \$7,128 | \$594 | Intercom; Elevator; Fire Panel |
| 789 Trash | \$9,060 | \$11,064 | \$922 | |
| TOTAL UTILITIES | \$45,152 | \$47,712 | \$3,976 | |
| MAINTENANCE EXPENSES | | | | |
| 804 Landscape Maintenance | \$7,068 | \$7,068 | \$589 | Interior; exterior |
| 805 Landscape Extras | \$2,000 | \$2,000 | \$167 | Palm Tree Trimming; plant removal; Garage Grate Cleaning |
| 717 Elevator Service/quarterly maintenance | \$2,052 | \$2,052 | \$171 | |
| 754 Repairs and Maint | \$36,000 | \$38,000 | \$3,167 | Unexpected water leaks; Roof inspections; garage gate maintenance; elevator |
| 755 Fire Equipment/ Service | \$4,000 | \$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 | \$62,312 | \$64,312 | \$5,359 | |
| 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 | -\$8,227 | \$0 | | |

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

| | Base Rate | Variable Rate | |
|--|-----------|---------------|---|
| 716 Management | \$11,160 | | |
| 712 Legal & Professional | \$2,600 | | |
| 731 State & Federal Taxes | \$270 | | |
| 725 Office Expenses & Misc | \$78 | | |
| 744 Postage | \$660 | | |
| 745 Printing & Copies | \$750 | | |
| 702 Insurance Regular | | \$12,828 | |
| 684 Exterminator | \$732 | | |
| 797 Water and Sewer | | \$19,008 | We assumed that the water includes sewer. |
| 693 Electric | \$9,780 | | |
| 782 Telephone | \$7,128 | | |
| 789 Trash | \$11,064 | | |
| 804 Landscape Maintenance | \$6,660 | | |
| 805 Landscape Extras | \$2,000 | | |
| 717 Elevator Service/quarterly maintenance | \$2,052 | | |
| 754 Repairs and Maint | \$38,000 | | |
| 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. |

\$182,762 \$108,126 \$74,636 Total Expense