

Trevesta Homeowners Association  
 Estimated Operating Budget  
 For the Period January 1- December 31, 2019  
 Units 800  
 Approved 11/13/2018

Description	2019 Budget	
	Budget per lot per year	Budget per lot per quarter
<b>INCOME:</b>		
Assessment Income	\$396,800.00	\$124.00
<b>TOTAL INCOME:</b>	<b>\$396,800.00</b>	<b>\$124.00</b>
<b>General &amp; Administrative -</b>		
Tax Prep & Fincancial Reporting	\$1,200.00	\$0.38
Legal Expenses	\$2,500.00	\$0.78
Office Supplies	\$1,000.00	\$0.31
Postage	\$3,000.00	\$0.94
Printing & Copying	\$2,500.00	\$0.78
Insurance	\$28,500.00	\$8.91
Corporate Report	\$61.25	\$0.02
Storage	\$240.00	\$0.08
Managemet Fee	\$59,040.00	\$18.45
Abatement Expense	\$1,416.00	\$0.44
Collection Fees	\$750.00	\$0.23
Bad Debt Expense	\$500.00	\$0.16
Website	\$1,350.00	\$0.42
Misc Admin	\$997.75	\$0.31
<b>Subtotal Gen. &amp; Admin.:</b>	<b>103,055.00</b>	<b>\$32.20</b>
<b>Recreation Operations</b>		
<b>Landscape</b>		
Ground Maint.	35,000.00	\$10.94
Irrigation Repairs & Maint	2,000.00	\$0.63
Landscape Replacement	2,000.00	\$0.63
Mulch/Annuals/Tree Trimming	5,000.00	\$1.56
Landscape Lighting Repairs & Maint.	1,500.00	\$0.47
<b>Subtotal Landscape:</b>	<b>45,500.00</b>	<b>\$14.22</b>
<b>Pool</b>		
Pool Service Contract	19,000.00	\$5.94
Pool Repairs	2,000.00	\$0.63
Permit	250.00	\$0.08
<b>Subtotal Pool:</b>	<b>21,250.00</b>	<b>\$6.64</b>
<b>Building</b>		
Building Maint. & Repairs	3,500.00	\$1.09
janitorial Services	18,700.00	\$5.84
Janitorial Supplies	3,000.00	\$0.94
Fitness Equipment Maint.	2,000.00	\$0.63
Pest Control	3,000.00	\$0.94
termite Bond	750.00	\$0.23
Security System & Cameras- Monitoring and Maint.	3,500.00	\$1.09
Fire Extinguishers	750.00	\$0.23
General Maint.	2,080.00	\$0.65
<b>Subtotal Building:</b>	<b>37,280.00</b>	<b>\$11.65</b>
<b>Utilities</b>		
Electricity	30,000.00	\$9.38
Electricity/Parking Lot Lights	2,000.00	\$0.63
Water & Sewer	10,000.00	\$3.13
Water- Irrigation/Common	11,000.00	\$3.44
Refuse	1,800.00	\$0.56
Cable/Phone/Internet- Amenities	3,300.00	\$1.03
<b>Subtotal Utilities:</b>	<b>58,100.00</b>	<b>\$18.16</b>
<b>Amenity Staff</b>		
Amenity Management Contract- Payroll	91,265.00	\$28.52
Mileage Reimbursement	350.00	\$0.11
Cell Phone Reimbursement	2,000.00	\$0.63
Staff uniforms	500.00	\$0.16
<b>Subtotal Amenity Staff:</b>	<b>94,115.00</b>	<b>\$29.41</b>
<b>Misc.</b>		
Access Control Maint. & Supplies	2,800.00	\$0.88
Office Supplies- Clubhouse	2,000.00	\$0.63
IT Management & Support	1,000.00	\$0.31
Holiday Lights/Décor	1,500.00	\$0.47
Events	5,000.00	\$1.56
Misc. Recreation	1,000.00	\$0.31
<b>Subtotal Misc.:</b>	<b>13,300.00</b>	<b>\$4.16</b>
<b>TOTAL OPERATING EXPENSES:</b>	<b>\$372,600.00</b>	<b>\$116.44</b>
<b>Reserves</b>		
Deferred Maint.	15,000.00	\$4.69
Clubhouse/Recreation- Pooled	9,200.00	\$2.88
<b>Total Reserves</b>	<b>24,200.00</b>	<b>\$7.56</b>
<b>Total Budget</b>	<b>\$396,800.00</b>	<b>\$124.00</b>
2018 Quarterly Assessment Per Lot	\$119.25	
2019 Quarterly Assessment Per Lot	\$124.00	