

Trevesta Homeowners Association
 Estimated Operating Budget
 For the Period January 1- December 31, 2020
 Units 800

Description	2019 Budget			2020 Budget	
	Annually	Actual thru 6/30/2019	Projected thru 12/31/2019	Budget per lot per year	Budget per lot per quarter
INCOME:					
Assessment Income	\$396,800.00	\$43,527.56	\$87,055.12	\$381,600.00	\$119.25
TOTAL INCOME:	\$396,800.00	\$43,527.56	\$87,055.12	\$381,600.00	\$119.25
General & Administrative -					
Tax Prep & Fincancial Reporting	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	\$0.38
Legal Expenses	\$2,500.00	\$0.00	\$0.00	\$2,500.00	\$0.78
Office Supplies	\$1,000.00	\$529.63	\$1,059.26	\$1,100.00	\$0.34
Postage	\$3,000.00	\$440.01	\$880.02	\$3,000.00	\$0.94
Printing & Copying	\$2,500.00	\$1,408.65	\$2,817.30	\$2,900.00	\$0.91
Insurance	\$28,500.00	\$6,369.35	\$12,738.70	\$13,008.47	\$4.07
Corporate Report	\$61.25	\$61.25	\$61.25	\$61.25	\$0.02
Storage	\$240.00	\$0.00	\$240.00	\$600.00	\$0.19
Managemet Fee	\$59,040.00	\$6,242.25	\$12,484.50	\$60,480.00	\$18.90
Abatement Expense	\$1,416.00	\$0.00	\$0.00	\$1,416.00	\$0.44
Collection Fees	\$750.00	\$300.00	\$600.00	\$750.00	\$0.23
Bad Debt Expense	\$500.00	\$17.13	\$34.26	\$500.00	\$0.16
Website	\$1,350.00	\$450.00	\$900.00	\$0.00	\$0.00
Misc	\$997.75	\$0.00	\$0.00	\$997.75	\$0.31
Subtotal Gen. & Admin.:	103,055.00	\$15,818.27	\$33,015.29	88,513.47	\$27.66
Recreation Operations					
Landscap					
Ground Maint.	35,000.00	\$18,254.52	\$36,509.04	36,600.00	\$11.44
Irrigation Repairs & Maint	2,000.00	\$150.00	\$300.00	2,000.00	\$0.63
Landscap Replacement	2,000.00	\$1,067.50	\$2,135.00	2,200.00	\$0.69
Mulch/Annuals/Tree Trimming	5,000.00	\$0.00	\$0.00	5,000.00	\$1.56
Landscap Lighting Repairs & Maint.	1,500.00	\$375.00	\$750.00	1,000.00	\$0.31
Subtotal Landscap:	45,500.00	\$19,847.02	\$39,694.04	46,800.00	\$14.63
Pool					
Pool Service Contract	19,000.00	\$8,400.00	\$16,800.00	16,800.00	\$5.25
Pool Repairs	2,000.00	\$814.29	\$1,628.58	2,000.00	\$0.63
Permit	250.00	\$375.00	\$375.00	375.00	\$0.12
Subtotal Pool:	21,250.00	\$9,589.29	\$18,803.58	19,175.00	\$5.99
Building					
Building Maint. & Repairs	3,500.00	\$7,150.12	\$9,000.00	9,000.00	\$2.81
janitorial Services	18,700.00	\$2,438.25	\$4,876.50	7,380.00	\$2.31
Janitorial Supplies	3,000.00	\$397.00	\$794.00	1,000.00	\$0.31
Fitness Equipment Maint.	2,000.00	\$1,664.00	\$3,328.00	3,500.00	\$1.09
Pest Control	3,000.00	\$642.00	\$1,284.00	1,500.00	\$0.47
termite Bond	750.00	\$0.00	\$750.00	750.00	\$0.23
Security System & Cameras- Monitoring and Maint.	3,500.00	\$5,071.80	\$10,143.60	11,000.00	\$3.44
Fire Extinguishers	750.00	\$0.00	\$0.00	750.00	\$0.23
General Maint.	2,080.00	\$833.96	\$1,667.92	5,831.53	\$1.82
Subtotal Building:	37,280.00	\$18,197.13	\$31,844.02	40,711.53	\$12.72
Utilities					
Electricity	30,000.00	\$25,104.99	\$50,209.98	50,250.00	\$15.70
Electricity/Parking Lot Lights	2,000.00	\$0.00	\$0.00	2,000.00	\$0.63
Water & Sewer	10,000.00	\$2,248.77	\$4,497.54	5,200.00	\$1.63
Water- Irrigation/Common	11,000.00	\$5,927.04	\$11,854.08	12,000.00	\$3.75
Refuse	1,800.00	\$242.28	\$484.56	600.00	\$0.19
Cable/Phone/Internet- Amenities	3,300.00	\$3,027.39	\$6,054.78	6,100.00	\$1.91
Subtotal Utilities:	58,100.00	\$36,550.47	\$73,100.94	76,150.00	\$23.80
Amenity Staff					
Amenity Management Contract- Payroll	91,265.00	\$23,054.66	\$46,109.32	60,400.00	\$18.88
Mileage Reimbursement	350.00	\$175.00	\$350.00	350.00	\$0.11
Cell Phone Reimbursement	2,000.00	\$0.00	\$0.00	0.00	\$0.00
Staff uniforms	500.00	\$0.00	\$0.00	500.00	\$0.16
Subtotal Amenity Staff:	94,115.00	\$23,229.66	\$46,459.32	61,250.00	\$19.14
Misc.					
Access Control Maint. & Supplies	2,800.00	\$0.00	\$2,500.00	2,800.00	\$0.88
Office Supplies- Clubhouse	2,000.00	\$3,624.18	\$7,248.36	7,500.00	\$2.34
IT Management & Support	1,000.00	\$0.00	\$0.00	1,000.00	\$0.31
Holiday Lights/Décor	1,500.00	\$0.00	\$1,500.00	1,500.00	\$0.47
Events	5,000.00	\$5,445.50	\$10,891.00	11,000.00	\$3.44
Misc. Recreation	1,000.00	\$0.00	\$0.00	1,000.00	\$0.31
Subtotal Misc.:	13,300.00	\$9,069.68	\$22,139.36	24,800.00	\$7.75
TOTAL OPERATING EXPENSES:	\$372,600.00	\$132,301.52	\$265,056.55	\$357,400.00	\$111.69
Reserves					
Deferred Maint.	15,000.00	\$1,645.45	\$3,290.90	15,000.00	\$4.69
Clubhouse/Recreation- Pooled	9,200.00	\$1,009.20	\$2,018.40	9,200.00	\$2.88
Total Reserves	24,200.00	\$2,654.65	\$5,309.30	24,200.00	\$7.56
Total Budget	\$396,800.00	\$132,301.52	\$265,056.55	\$381,600.00	\$119.25
2019 Quarterly Assessment Per Lot	\$119.25				
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