

**THE PAVILIONS COUNCIL OF CO-OWNERS  
2023 OPERATING BUDGET**

# 10

	2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	PROJECTED 2022 ACTUAL TO SEPT +3 MO BUDGET	2022 BUDGET	2023 BUDGET	
<b>GENERAL &amp; ADMINISTRATION EXPENSES</b>							
5101 - WATER	41,300	52,139	42,039	48,861	44,000	50,000	LANDSCAPE, POOL, LAGOON, WATER FEATURE.
5102 - GAS	8,463	7,249	9,458	10,506	9,000	10,000	
5103 - ELECTRICITY	39,154	37,996	36,997	38,451	40,000	40,000	COMMON AREAS, POOL/SPA, ENTRY WATER FEATURE, LAGOON FOUNTAIN.
5104 - TELEPHONE	0	0	0	0	0	0	
5105 - OFFICE SUPPLIES & EXP.	0	0	0	0	0	0	
5106 - GENERAL SUPPLIES	0	0	11	0	0	0	BOARD MEMBER BINDERS
5107 - PRINTING	0	210	0	0	150	150	HOMEOWNER NOTICES
5110 - POSTAGE	65	134	0	100	300	300	HOMEOWNER MAILINGS
5111 - PERMITS, FEES, LICENSES	505	495	515	610	505	610	CORPORATION COMMISSION \$10, POOL & SPA PERMITS \$190+\$140 (ANNUAL); SCOTTSDALE PULLING PERMIT FEES
5112 - TAXES	50	50	50	50	50	50	STATE & FEDERAL INCOME TAX (BASED ON 2010 ESTIMATED), TAX EXTENSIONS \$0
5116 - INSURANCE	15,859	17,392	19,728	24,358	24,360	30,244	CONDO. LIAB, PROP, D&O CURRENT YEAR EXPIRES 11/2 @ \$30,134 PLUS CRIME COVERAGE @ \$110 EXPIRES 07/23
5117 - LEGAL	138	5,190	933	1,215	1,000	1,000	
5121 - PROFESSIONAL SERVICES	925	925	925	925	925	950	TAX RETURN PREPARATION & COMPIATION
5122 - MEETINGS & SEMINARS	140	100	0	0	150	150	ANNUAL MEETING EXPENSES, INCLUDING STENOGRAPHER
5124 - SOCIAL & COMMUNITY EVENTS	0	0	0	0	0	0	
5126 - DEPRECIATION - BLDG. IMPROVEMENTS	38,325	38,325	38,325	38,325	38,325	38,325	NEW DECKS, FLAT ROOFS
5128 - DEPRECIATION - IMPROVEMENTS	0	0	0	0	0	0	
5132 - INTEREST EXPENSE	0	0	0	0	0	0	
5140 - BANK CHARGES - OPERATING	0	0	0	0	0	0	
5141 - BANK CHARGES - RESERVES	0	0	0	0	0	0	
5195 - BAD DEBT EXPENSE	0	0	0	0	0	0	UNCOLLECTABLE HOMEOWNER ASSESSMENTS (FORECLOSURES)
TOTAL GENERAL & ADMINISTRATION EXPENSES	144,924	160,204	148,981	163,401	158,765	171,779	

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<b>REPAIR &amp; MAINTENANCE</b>							
5201 - EQUIPMENT	0	0	0	0	0	0	
5202 - BUILDING	16,041	13,654	12,127	10,786	10,000	10,000	ROOF TILE & LEAK REPAIR, BUILDING REPAIRS. (NEW ROOF IN 2015/2016) INCLUDES ROOF CLEANING \$7,950
5203 - WALKWAYS & PATHS	337	1,804	0	300	1,200	1,200	MISC. DRIVE AND WALKWAY REPAIRS.
5204 - STREETS & PARKING AREAS	181	321	61	0	0	0	MISC. STREET REPAIRS/BACK OF CURB REPAIRS
5205 - STREET SIGNS	0	153	0	0	0	0	
5206 - LIGHTING	268	279	571	522	500	500	LIGHT BULB REPLACEMENT, FIXTURE & GARAGE SOFFIT LIGHT REPAIRS
5207 - FENCING AND WALLS	-15	-75	30	-5	0	0	POOL GATE & LOCK, IRON FENCE @ POOL
5208 - SPRINKLER	1,325	959	0	144	500	500	IRRIGATION REPAIR - BACK FLOW INSPECTIONS AND CONTINUE REPLACING TIMERS.
5212 - POOL/SPA/KOOL DECK	3,000	5,201	4,417	9,128	2,500	5,000	POOL CHEMICALS, MISC. POOL & LAGOON EQUIPMENT REPAIRS.
5213 - FURNITURE & FIXTURES	0	0	0	117	0	0	POOL AREA FURNITURE REPAIR
5216 - COMPUTER R&M	0	0	0	0	0	0	
5218 - LAKE/WATER FEATURE	5,498	5,554	4,471	4,960	5,800	5,000	HURRICANE AQUATICS
TOTAL REPAIR & MAINTENANCE	26,635	27,851	21,677	25,951	20,500	22,200	

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<b>OPERATING EXPENSES</b>								
5301 - TOOLS & PARTS		0	0	0	0	0	0	
5302 - CONTRACT SERVICES		2,850	6,173	3,425	3,150	3,220	3,220	TRIM 42 PALM TREES @\$75 EACH \$3,150, \$70 MISC.
5303 - EQUIPMENT RENTAL		0	0	0	0	0	0	
5304 - FERTILIZER, SEED, CHEMICALS		0	0	1,600	0	0	0	
5305 - PLANTS, TREES, ROCKS		5,567	8,391	10,531	16,425	23,188	16,000	ANNUALS , PLANT & TREE REPLACE
5308 - TRASH REMOVAL		0	0	0	0	0	0	
5316 - CABLE TV		57,185	57,917	55,197	51,450	51,199	52,735	2023 - \$32.80 PER UNIT PER MONTH. (134 UNITS)
5317 - PEST CONTROL		1,164	1,164	1,164	1,173	1,200	1,200	COMMON AREA PEST CONTROL
5318 - TERMITE PROGRAM		5,724	5,791	5,859	5,960	5,926	6,061	ANNUAL TERMITE AGREEMENT
5323 - SIGNAGE		450	0	0	0	0	0	
5327 - CONTRACT ARCHITECT		0	113	0	0	0	0	
TOTAL OPERATING EXPENSES		72,939	79,548	77,775	78,157	84,733	79,216	

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<b>MAINTENANCE ALLOCATION</b>							
5497 - LANDSCAPE ALLOCATION	107,986	114,809	109,016	115,895	115,895	111,288	
5498 - BUILDING ALLOCATION	33,775	35,630	34,970	38,053	38,053	33,602	
TOTAL MAINTENANCE ALLOCATION	141,761	150,439	143,986	153,948	153,948	144,890	
TOTAL EXPENSES	386,259	418,042	392,419	421,458	417,946	418,085	
LESS DEPRECIATION	(38,325)	(38,325)	(38,325)	(38,325)	(38,325)	(38,325)	
LESS OTHER REVENUES	(1,058)	(966)	(573)	(667)	(540)	(540)	LATE FEES, INTEREST INCOME OPERATING
TRANSFER TO OPERATING CASH							
TOTAL OPERATING CASH REQUIREMENT	346,876	378,751	353,520	382,465	379,081	379,220	
BUDGETED OPERATING CASH REQUIREMENT	332145	354775	355463	379081	379,081	379,220	
NUMBER OF UNITS	134	134	134	134	134	134	
ANNUAL OPERATING ASSESSMENT @ UNIT	2,479	2,648	2,653	2,829	2,829	2,830	OPERATING ASSESSMENT
MONTHLY OPERATING ASSESSMENT @ UNIT	207	221	221	236	236	236	
<b>OPERATING REVENUES</b>							
3002 - ANNUAL ASSESSMENTS	332,454	355,014	355,014	379,121	379,081	379,220	2023 - \$235.83 PER UNIT PER MONTH
3005 - LATE FEES	1,011	896	545	606	500	500	
3004 - SUPPLEMENTAL ASSESSMENTS	0	0	0	0	0	0	
3046 - INTEREST INCOME - OPERATING	47	70	28	61	40	40	
3098 - MISCELLANEOUS INCOME	0	0	0	0	0	0	
TOTAL OPERATING REVENUES	333,512	355,980	355,588	379,788	379,621	379,760	
BUDGETED RESERVES REQUIREMENT	90,404	90,401	90,399	90,399	90,399	251,199	
ANNUAL RESERVES ASSESSMENT @ UNIT	675	675	675	675	675	1,875	
MONTHLY RESERVES ASSESSMENT @ UNIT	56	56	56	56	56	156	REFUND RESERVE CONTINGENCY AND FUND IMPROVEMENTS
BUDGETED COMBINED ASSESSMENTS							
NUMBER OF UNITS	134	134	134	134	134	134	
TOTAL ANNUAL ASSESSMENT @ UNIT	3,153	3,322	3,327	3,504	3,504	4,705	OPERATING AND RESERVES COMBINED
TOTAL MONTHLY ASSESSMENT @ UNIT	263	277	277	292	292	392	OPERATING AND RESERVES COMBINED

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BUDGETED RESERVES REQUIREMENT	90,404	90,401	90,399	90,399	90,399	251,199	
NUMBER OF UNITS	134	134	134	134	134	134	
ANNUAL RESERVES ASSESSMENT @ UNIT	675	675	675	675	675	1,875	
MONTHLY RESERVES ASSESSMENT @ UNIT	56	56	56	56	56	156	

**ACTUALS**

2810 - RESERVE ASSESSMENTS	90,450	90,402	90,402	90,402	90,399	251,199	2023 - \$156.22 PER UNIT PER MONTH
2810 - SPECIAL ASSESSMENT-RESERVES	0	0	0	0			
3003 - COMMUNITY ENHANCEMENT FEES	8,500	11,000	10,500	5,500	4,000	4,000	
3047 - INTEREST INCOME - RESERVES	899	571	330	278	437	500	INCLUDED IN RESERVE ASSESSMENT CALCULATION
TOTAL REVENUES	99,849	101,973	101,232	96,180	94,836	255,699	

**RESERVES EXPENSES**

PRINCIPAL & INTEREST PAYMENTS	52,354	52,354	52,354	52,354	52,354	52,354	
5141 - BANK CHARGES - RESERVES	0	0	0	0	0	0	
TOTAL RESERVES EXPENSES	52,354	52,354	52,354	52,354	52,354	52,354	

**MAJOR REPAIRS & REPLACEMENTS (excluding capitalized assets)**

6601 - ROOF/DECK INSPECTIONS		2,026					WOODEN DECK REPAIRS
6602 - BUILDING REPAIRS		34,510	11,060	23,992			
6603 - WALKWAYS AND PATHS	4,050	0	0				
6604 - STREETS & PARKING AREAS							
6605 - ENTRY SIGN REPLACEMENT							
6606 - LIGHTING							
6607 - FENCING/WALLS		2,415					
6608 - SPRINKLER				975			
6610 - EXTERIOR PAINTING					192,611	192,611	
6612 - POOL/SPA/DECK		3,360	9,860	56,951	30,571	30,571	
6613 - FURNITURE	1,512	0	0				
6618 - LAKE & LAGOON	1,553	0	6,910		1,206	1,206	
6619 - LANDSCAPE		2,500	3,375	20,331			
6631 - BEAUTIFICATION/EXCELLENCE PROGRAM							
TOTAL MAJOR REPAIRS & REPLACEMENTS	7,115	44,811	31,204	102,249	224,388	224,388	