

THE PAVILIONS COUNCIL OF CO-OWNERS
2025 OPERATING BUDGET

10

	2021 ACTUAL	2022 ACTUAL	2023 ACTUAL	PROJECTED 2024 ACTUAL TO SEPT +3 MO BUDGET	2024 BUDGET	2025 BUDGET	
GENERAL & ADMINISTRATION EXPENSES							
5101 - WATER	42,039	53,837	46,513	71,588	50,000	65,000	LANDSCAPE, POOL, LAGOON, POOL & SPA HEAT COMMON AREAS, POOL/SPA, LAGOON FOUNTAIN.
5102 - GAS	9,458	11,948	14,756	16,014	13,500	13,500	
5103 - ELECTRICITY	36,997	38,175	41,880	45,190	46,000	45,000	
5107 - PRINTING	0	0	0	0	150	0	
5110 - POSTAGE	0	0	0	100	300	0	
5111 - PERMITS, FEES, LICENSES	515	610	505	505	610	515	CORPORATION COMMISSION, POOL & SPA PERMITS (ANNUAL); SCOTTSDALE PULLING PERMIT FEES STATE & FEDERAL INCOME TAX
5112 - TAXES	50	50	50	50	50	50	
5116 - INSURANCE	19,728	25,331	32,017	40,748	40,748	44,792	
5117 - LEGAL	933	2,565	325	998	1,000	500	TAX RETURN PREPARATION & COMPILATION
5121 - PROFESSIONAL SERVICES	925	925	950	970	970	970	
5122 - MEETINGS & SEMINARS	0	0	32	0	150	0	
5124 - SOCIAL & COMMUNITY EVENTS	0	0	154	0	200	0	
5126 - DEPRECIATION - BLDG. IMPROVEMENTS	38,325	38,325	34,835	24,641	24,641	21,564	
5195 - BAD DEBT EXPENSE	0	0	500	0	0	0	
TOTAL GENERAL & ADMINISTRATION EXPENSES	148,981	171,767	172,517	200,804	178,319	191,891	
REPAIR & MAINTENANCE							
5202 - BUILDING	12,127	10,312	9,322	11,919	10,000	10,000	MINOR ROOF TILE & LEAK REPAIR, MINOR BUILDING REPAIRS. INCLUDES ROOF CLEANING \$9,200 2X PER YEAR MISC. DRIVE AND WALKWAY REPAIRS.
5203 - WALKWAYS & PATHS	0	0	0	397	1,200	750	
5204 - STREETS & PARKING AREAS	61	0	0	0	0	0	REPAIRS
5206 - LIGHTING	571	762	329	492	500	500	
5207 - FENCING AND WALLS	30	-5	0	98	0	0	REPLACING TIMERS. POOL CHEMICALS, MISC.
5208 - SPRINKLER	0	19	1,071	987	500	1,000	
5212 - POOL/SPA/KOOL DECK	4,417	7,712	4,843	4,390	5,000	4,000	HURRICANE AQUATICS MONTHLY SERVICE & CHECMICAL TREATMENT
5213 - FURNITURE & FIXTURES	0	117	558	0	0	0	
5218 - LAKE/WATER FEATURE	4,471	4,684	5,488	6,149	6,000	6,000	
TOTAL REPAIR & MAINTENANCE	21,677	23,601	21,610	24,431	23,200	22,250	
OPERATING EXPENSES							
5302 - CONTRACT SERVICES	3,425	3,150	3,779	3,150	3,220	3,200	TRIM 42 PALM TREES @\$75 EACH \$3,150, \$70 MISC.
5304 - FERTILIZER, SEED, CHEMICALS	1,600	0	0	64	0	0	
5305 - PLANTS, TREES, ROCKS	10,531	11,140	20,081	30,153	16,000	16,000	EFFECTED AREA 2025 - \$33.86 PER UNIT PER MONTH. (134 UNITS) COMMON AREA PEST CONTROL ANNUAL TERMITE AGREEMENT
5316 - CABLE TV	55,197	51,822	53,185	54,497	54,317	54,450	
5317 - PEST CONTROL	1,164	1,164	1,371	1,943	1,380	1,700	
5318 - TERMITE PROGRAM	5,859	5,994	6,061	6,061	6,061	6,061	
TOTAL OPERATING EXPENSES	77,775	73,269	84,477	95,868	80,978	81,411	
MAINTENANCE ALLOCATION							
5497 - LANDSCAPE ALLOCATION	109,016	109,680	107,184	111,187	111,187	107,995	
5498 - BUILDING ALLOCATION	34,970	34,976	32,104	34,277	34,277	33,005	
TOTAL MAINTENANCE ALLOCATION	143,986	144,656	139,288	145,464	145,464	141,000	
TOTAL EXPENSES	392,419	413,292	417,892	466,568	427,961	436,552	
LESS DEPRECIATION	(38,325)	(38,325)	(34,835)	(24,641)	(24,641)	(21,564)	LATE FEES, INTEREST INCOME OPERATING
LESS OTHER REVENUES	(573)	(649)	(764)	(746)	(540)	(500)	
TOTAL OPERATING CASH REQUIREMENT	353,520	374,318	382,294	441,181	402,780	414,488	

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10

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BUDGETED OPERATING CASH REQUIREMENT	355,463	379,081	379,220	402,780	402,780	414,488	
NUMBER OF UNITS	134	134	134	134	134	134	
ANNUAL OPERATING ASSESSMENT @ UNIT	2,653	2,829	2,830	3,006	3,006	3,093	
MONTHLY OPERATING ASSESSMENT @ UNIT	221	236	236	250	250	258	OPERATING ASSESSMENT
OPERATING REVENUES							
3002 - ANNUAL ASSESSMENTS	355,014	379,134	379,134	402,195	402,780	414,488	2025 - \$257.77 PER UNIT PER MONTH
3005 - LATE FEES	545	581	698	702	500	500	
3046 - INTEREST INCOME - OPERATING	28	68	66	44	40	50	
3098 - MISCELLANEOUS INCOME	0	0	0	0	0	0	
TOTAL OPERATING REVENUES	355,588	379,783	379,898	402,941	403,320	415,038	
BUDGETED RESERVES REQUIREMENT	90,402	90,402	90,402	228,336	228,336	236,376	
ANNUAL RESERVES ASSESSMENT @ UNIT	675	675	675	1,704	1,704	1,764	
MONTHLY RESERVES ASSESSMENT @ UNIT	56	56	56	142	142	147	RESERVE ASSESMENT
BUDGETED COMBINED ASSESSMENTS							
NUMBER OF UNITS	134	134	134	134	134	134	
TOTAL ANNUAL ASSESSMENT @ UNIT	3,327	3,504	3,505	4,710	4,710	4,857	
TOTAL MONTHLY ASSESSMENT @ UNIT	277	292	292	392	392	405	OPERATING AND RESERVES COMBINED

**THE PAVILIONS COUNCIL OF CO-OWNERS
2025 RESERVES BUDGET**

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	2021 ACTUAL	2022 ACTUAL	2023 ACTUAL	PROJECTED 2024 ACTUAL TO SEPT +3 MO BUDGET	2024 BUDGET	2025 BUDGET	
BUDGETED RESERVES REQUIREMENT	90,402	90,402	90,402	228,336	228,336	236,376	
NUMBER OF UNITS	134	134	134	134	134	134	
ANNUAL RESERVES ASSESSMENT @ UNIT	675	675	675	1,704	1,704	1,764	
MONTHLY RESERVES ASSESSMENT @ UNIT	56	56	56	142	142	147	
ACTUALS							
2810 - RESERVE ASSESSMENTS	90,402	90,402	90,402	228,336	228,336	236,376	2025 - \$147.00 PER UNIT PER MONTH
3003 - COMMUNITY ENHANCEMENT FEES	11,000	10,500	6,000	10,500	12,000	9,000	
3047 - INTEREST INCOME - RESERVES	571	330	449	11,785	4,100	900	
TOTAL REVENUES	101,973	101,232	96,851	250,621	244,436	246,276	
RESERVES EXPENSES							
PRINCIPAL & INTEREST PAYMENTS	52,354	52,354	75,996	109,095	109,095	109,095	
TOTAL RESERVES EXPENSES	52,354	52,354	75,996	109,095	109,095	109,095	
MAJOR REPAIRS & REPLACEMENTS (excluding capitalized assets)							
6601 - ROOF/DECK INSPECTIONS				17,729	15,223	18,104	DECK REPAIRS AND INSPECTION ANNUAL FLAT ROOF, LAGOON BRIDGE
6602 - BUILDING REPAIRS	11,060	27,431	31,309		47,777	29,913	
6603 - WALKWAYS AND PATHS							SLURRY SEAL
6604 - STREETS & PARKING AREAS						29,988	
6605 - ENTRY SIGN REPLACEMENT			625				
6606 - LIGHTING							
6607 - FENCING/WALLS							
6608 - SPRINKLER		1,950	69,625	2,200			
6610 - EXTERIOR PAINTING		8,710	253,218	201,122			
6612 - POOL/SPA/DECK	9,860	56,951			9,089	9,090	POOL & SPA HEATERS
6613 - FURNITURE	0	0			4,578		
6618 - LAKE & LAGOON	6,910	0	2,050		6,000	15,000	CLEAN LAGOON
6619 - LANDSCAPE	3,375	27,481	13,155	287,065	287,600	17,680	REMOVE AND REPLACE TREES
TOTAL MAJOR REPAIRS & REPLACEMENTS	31,204	122,523	369,982	508,116	370,267	119,775	

THE PAVILIONS COUNCIL OF CO-OWNERS
PROJECTED RESERVE BALANCE
FYE 12/31/2024

10/31/2024	Reserve Cash Balance	\$131,802.03	
	Plus Investments-Principal	125,617.91	
			257,419.94
11/1/24-12/31/24	<u>Projected Sources</u>		
	Dues 9/01/2024 - 12/31/2024	\$19,028.00	
	Projected MOOB Interest Income @ .45%	153.87	
	Projected FCB Investments Interest Income @ 5%	0.00	
			19,181.87
11/1/24-12/31/24	<u>Projected Uses:</u>		
	LOAN PAYMENTS (PRINCIPAL & INTEREST)	(9,091.26)	
			(9,091.26)
12/31/2024	Projected Reserve Balance		267,510.55
			267,510.55