

THE PAVILIONS COUNCIL OF CO-OWNERS  
2022 OPERATING BUDGET

	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	PROJECTED 2021 ACTUAL TO SEPT +3 MO BUDGET	2021 BUDGET	2022 BUDGET	
<b>GENERAL &amp; ADMINISTRATION EXPENSES</b>							
5101 - WATER	42,498	41,300	52,139	38,559	42,500	44,000	LANDSCAPE, POOL, LAGOON, WATER FEATURE.
5102 - GAS	8,379	8,463	7,249	8,963	8,500	9,000	
5103 - ELECTRICITY	41,514	39,154	37,996	37,442	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	0	11	0	0	BOARD MEMBER BINDERS
5107 - PRINTING	73	0	210	0	150	150	HOMEOWNER NOTICES
5110 - POSTAGE	69	65	134	150	300	300	HOMEOWNER MAILINGS
5111 - PERMITS, FEES, LICENSES	505	505	495	515	505	505	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	14,375	15,859	17,392	18,785	18,732	24,360	CONDO. LIAB, PROP, D&O CURRENT YEAR EXPIRES 11/22 @ \$24,240 PLUS CRIME COVERAGE @ \$120 EXPIRES 07/22
5117 - LEGAL	1,827	138	5,190	1,183	1,000	1,000	
5121 - PROFESSIONAL SERVICES	925	925	925	925	925	925	TAX RETURN PREPARATION & COMPILATION
5122 - MEETINGS & SEMINARS	90	140	100	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	10,013	0	0	0	0	0	UNCOLLECTABLE HOMEOWNER ASSESSMENTS (FORECLOSURES)
<b>TOTAL GENERAL &amp; ADMINISTRATION EXPENSES</b>	<b>158,643</b>	<b>144,924</b>	<b>160,204</b>	<b>144,908</b>	<b>151,137</b>	<b>158,765</b>	

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<b>REPAIR &amp; MAINTENANCE</b>							
5201 - EQUIPMENT	0	0	0	0	0	0	
5202 - BUILDING	12,330	16,041	13,654	10,268	9,000	10,000	ROOF TILE & LEAK REPAIR, BUILDING REPAIRS. (NEW ROOF IN 2015/2016) INCLUDES ROOF CLEANING \$7,950
5203 - WALKWAYS & PATHS	0	337	1,804	300	1,200	1,200	MISC. DRIVE AND WALKWAY REPAIRS.
5204 - STREETS & PARKING AREAS	335	181	321	61	0	0	MISC. STREET REPAIRS/BACK OF CURB REPAIRS
5205 - STREET SIGNS	0	0	153	0	0	0	
5206 - LIGHTING	180	268	279	636	500	500	LIGHT BULB REPLACEMENT, FIXTURE & GARAGE SOFFIT LIGHT REPAIRS
5207 - FENCING AND WALLS	-30	-15	-75	-45	0	0	POOL GATE & LOCK, IRON FENCE @ POOL
5208 - SPRINKLER	80	1,325	959	125	500	500	IRRIGATION REPAIR - BACK FLOW INSPECTIONS AND CONTINUE REPLACING TIMERS.
5212 - POOL/SPA/KOOL DECK	5,846	3,000	5,201	3,728	2,000	2,500	POOL CHEMICALS, MISC. POOL & LAGOON EQUIPMENT REPAIRS.
5213 - FURNITURE & FIXTURES	0	0	0	0	0	0	POOL AREA FURNITURE REPAIR
5216 - COMPUTER R&M	0	0	0	0	0	0	
5218 - LAKE/WATER FEATURE	5,151	5,498	5,554	4,863	5,800	5,800	HURRICANE AQUATICS
<b>TOTAL REPAIR &amp; MAINTENANCE</b>	<b>23,891</b>	<b>26,635</b>	<b>27,851</b>	<b>19,936</b>	<b>19,000</b>	<b>20,500</b>	

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<b>OPERATING EXPENSES</b>							
5301 - TOOLS & PARTS	0	0	0	0	0	0	
5302 - CONTRACT SERVICES	2,970	2,850	6,173	3,425	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	0	1,600	0	0	
5305 - PLANTS, TREES, ROCKS	2,970	5,567	8,391	9,210	6,000	23,188	ANNUALS \$1,960, PLANT & TREE REPLACE
5308 - TRASH REMOVAL	0	0	0	0	0	0	
5316 - CABLE TV	52,824	57,185	57,917	56,913	58,065	51,199	2022 - \$31.84 PER UNIT PER MONTH. (134 UNITS)
5317 - PEST CONTROL	1,569	1,164	1,164	1,173	1,200	1,200	COMMON AREA PEST CONTROL
5318 - TERMITE PROGRAM	6,192	5,724	5,791	5,825	5,791	5,926	ANNUAL TERMITE AGREEMENT
5323 - SIGNAGE	88	450	0	0	0	0	
5327 - CONTRACT ARCHITECT	0	0	113	0	0	0	
<b>TOTAL OPERATING EXPENSES</b>	<b>66,613</b>	<b>72,939</b>	<b>79,548</b>	<b>78,145</b>	<b>74,276</b>	<b>84,733</b>	

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<b>MAINTENANCE ALLOCATION</b>							
5497 - LANDSCAPE ALLOCATION	103,997	107,986	114,809	114,562	114,562	115,895	
5498 - BUILDING ALLOCATION	32,937	33,775	35,630	35,888	35,888	38,053	
<b>TOTAL MAINTENANCE ALLOCATION</b>	<b>136,934</b>	<b>141,761</b>	<b>150,439</b>	<b>150,450</b>	<b>150,450</b>	<b>153,948</b>	
<b>TOTAL EXPENSES</b>	<b>386,081</b>	<b>386,259</b>	<b>418,042</b>	<b>393,438</b>	<b>394,863</b>	<b>417,946</b>	
LESS DEPRECIATION	(38,325)	(38,325)	(38,325)	(38,325)	(38,325)	(38,325)	
LESS OTHER REVENUES	(933)	(1,058)	(966)	(648)	(1,075)	(540)	LATE FEES, INTEREST INCOME OPERATING
TRANSFER TO OPERATING CASH							
<b>TOTAL OPERATING CASH REQUIREMENT</b>	<b>346,823</b>	<b>346,876</b>	<b>378,751</b>	<b>354,465</b>	<b>355,463</b>	<b>379,081</b>	
<b>BUDGETED OPERATING CASH REQUIREMENT</b>	<b>316,435</b>	<b>332,145</b>	<b>354,775</b>	<b>355,463</b>	<b>355,463</b>	<b>379,081</b>	
NUMBER OF UNITS	134	134	134	134	134	134	
ANNUAL OPERATING ASSESSMENT @ UNIT	2,361	2,479	2,648	2,653	2,653	2,829	OPERATING ASSESSMENT
MONTHLY OPERATING ASSESSMENT @ UNIT	197	207	221	221	221	236	
<b>OPERATING REVENUES</b>							
3002 - ANNUAL ASSESSMENTS	317,162	332,454	355,014	355,126	355,463	379,081	2022 - \$235.75 PER UNIT PER MONTH
3005 - LATE FEES	917	1,011	896	609	1,000	500	
3004 - SUPPLEMENTAL ASSESSMENTS	0	0	0	0	0	0	
3046 - INTEREST INCOME - OPERATING	16	47	70	39	75	40	
3098 - MISCELLANEOUS INCOME	0	0	0	0	0	0	
<b>TOTAL OPERATING REVENUES</b>	<b>318,095</b>	<b>333,512</b>	<b>355,980</b>	<b>355,774</b>	<b>356,538</b>	<b>379,621</b>	
<b>BUDGETED RESERVES REQUIREMENT</b>	<b>97,705</b>	<b>90,404</b>	<b>90,401</b>	<b>90,399</b>	<b>90,399</b>	<b>90,399</b>	
ANNUAL RESERVES ASSESSMENT @ UNIT	729	675	675	675	675	675	
MONTHLY RESERVES ASSESSMENT @ UNIT	61	56	56	56	56	56	REFUND RESERVE CONTINGENCY AND FUND IMPROVEMENTS
<b>BUDGETED COMBINED ASSESSMENTS</b>							
NUMBER OF UNITS	134	134	134	134	134	134	
TOTAL ANNUAL ASSESSMENT @ UNIT	3,091	3,153	3,322	3,327	3,327	3,504	OPERATING AND RESERVES COMBINED
TOTAL MONTHLY ASSESSMENT @ UNIT	258	263	277	277	277	292	OPERATING AND RESERVES COMBINED

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BUDGETED RESERVES REQUIREMENT	97,705	90,404	90,401	90,399	90,399	90,399	
NUMBER OF UNITS	134	134	134	134	134	134	
ANNUAL RESERVES ASSESSMENT @ UNIT	729	675	675	675	675	675	
MONTHLY RESERVES ASSESSMENT @ UNIT	61	56	56	56	56	56	

ACTUALS

2810 - RESERVE ASSESSMENTS	97,702	90,450	90,402	90,402	90,399	90,399	2022 - \$56.22 PER UNIT PER MONTH
2810 - SPECIAL ASSESSMENT-RESERVES	0	0	0	0			
3003 - COMMUNITY ENHANCEMENT FEES	6,500	8,500	11,000	9,500	4,000	4,000	
3047 - INTEREST INCOME - RESERVES	514	899	571	278	448	437	
TOTAL REVENUES	104,716	99,849	101,973	100,180	94,847	94,836	INCLUDED IN RESERVE ASSESSMENT CALCULATION

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		4,600		WOODEN DECK REPAIRS
6602 - BUILDING REPAIRS			34,510	11,060	7,000		
6603 - WALKWAYS AND PATHS		4,050	0				
6604 - STREETS & PARKING AREAS							
6605 - ENTRY SIGN REPLACEMENT							
6606 - LIGHTING							
6607 - FENCING/WALLS			2,415				
6610 - EXTERIOR PAINTING						192,611	
6612 - POOL/SPA/DECK			3,360	9,860	4,810	30,571	
6613 - FURNITURE		1,512	0		0		
6618 - LAKE & LAGOON		1,553	0	6,910	34,660	1,206	
6619 - LANDSCAPE (Brick Header)			2,500				
6631 - BEAUTIFICATION/EXCELLENCE PROGRAM							
TOTAL MAJOR REPAIRS & REPLACEMENTS	0	7,115	44,811	27,829	51,070	224,388	