

Avalon Village - Carlisle- 2025 Approved Budget

	<u>2025 Approved Budget</u>	<u>Notes</u>
Income		
Assessment		
Income		
4010 Maint Fee/Resident	26,293.48	Currently at \$98.11 per quarter. 67 homes
4141 Special Assessment		
TOTAL Assessment Income	26,293.48	
Fee Income		
4200 Late Fee		Didnt budget for 2025 as not sure what we will bring in
4210 Delinquent Letter		Didnt budget for 2025 as not sure what we will bring in
4205 Interest on Maintena		Didnt budget for 2025 as not sure what we will bring in
TOTAL Fee Income		
Other Income		
4800 Bank Interest		Didnt budget for 2025 as not sure what we will bring in
4710 Miscellaneous		Didn't budget for 22025 as not sure what we will bring in
TOTAL Other Income		
TOTAL Income	26,293.48	
Expense		
Entry		
Maintenance		
5115 Entry Gate Maintenance	3000	Small decrease based on actuals
5117 Access Gate Repair		This GL code was coded incorrectly and should be in GL code 5115
5118 Access Gate Telephone	1200	Please rename to Access gate telephone in Vantaca/ Kept the same amount
5119 Access Gate Database	1200	Small Decrease based on actuals
TOTAL Entry Maintenance	5400	
General		
Maintenance		
5610 General Maintenance & Repairs	4193.48	Increase based on actuals
TOTAL General Maintenance	4193.48	
Landscape		
Maintenance		
5355 Force Mow	1000	Increase based on empty lot
TOTAL Landscape Maintenance	1000	
Other Expenses		

7130 Admin Services	480	
7110 Copies		Remove this gl and put under 7130
7125 Distribution		Remove this gl and put under 7130
7132 Postage		Remove this gl and put under 7130
7350 Loan Expense		Special assessment ended in 9/20/22
7365 Write Off/Bad Debt E		Didn't budget for 2025
TOTAL Other Expenses	480	
Professional Services		
6130 Tax Preparation	0	Removed as its under the master
6160 Legal	720	Same as 2024 budget
6210 Management Fees	6000	Same as 2024 budget
TOTAL Professional Service	6720	
Reserve Expenses		
7815 Reserves - General	1000	Same as 2024 budget, reserve transfer
7845 Reserve - Road	5000	Small increase, reserve transfer
7870 Reserve - Gate	1500	Small decrease, reserve transfer
TOTAL Reserve Expenses	7500	
Utility Expenses		
6513 Power-	1000	Small decrease based on actuals
TOTAL Utility Expenses		
TOTAL Expense	26293.48	
Excess Revenue / Expense	0.00	

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