

THE HOMEOWNERS ASSOCIATION
OF AVALON VILLAGE, INC. -

Approved 2019

| | Approved 2018 | Actual as of 11/30/18 | Approved 2019 |
|--|---------------------|--------------------------|---------------------|
| INCOME | | | |
| 6310 Assessments | \$393,939.78 | \$356,423.87 | \$487,467.00 |
| 6330 Developer Contribution | | \$17,767.62 | |
| 6340 Late Fee Income | | \$5,519.76 | |
| 6360 General/Admin Income | | \$5,777.01 | |
| 6380 Legal Fee Income | | \$3,750.00 | |
| 6400 Resident Violation Income | | \$3,100.00 | |
| 6345 NSF Fee Income | | \$35.00 | |
| 6352 Clubhouse Income | | \$550.00 | |
| 6355 Pool & Gate Key Income | | \$795.00 | |
| 6915 Reserve Interest Income | | \$19.92 | |
| TOTAL INCOME | \$393,939.78 | \$393,738.18 | \$487,467.00 |
| MANAGEMENT AND ADMINISTRATIVE | | | |
| 7990 Bad Debt Expense | \$7,500.00 | \$9,884.30 | \$10,000.00 |
| 7010 Management Services | \$38,980.00 | \$27,140.00 | \$42,624.00 |
| 7015 Onsite Management | \$0.00 | \$0.00 | \$24,150.00 |
| 7020 CPA Review/Tax Prep | \$500.00 | \$1,100.00 | \$4,000.00 |
| 7030 Property Tax | \$1,700.00 | \$198.32 | \$200.00 |
| 7160 Legal Fees | \$10,000.00 | \$8,049.42 | \$10,000.00 |
| XXXX Litigation Fees | \$0.00 | \$13,318.86 | \$10,000.00 |
| 7280 Insurance-General | \$13,300.00 | \$12,737.00 | \$13,000.00 |
| 7290 Insurance-D & O | \$0.00 | \$2,888.22 | \$3,000.00 |
| XXXX Insurance- Umbrella | \$0.00 | \$0.00 | \$1,970.00 |
| 7300 Administrative Services | \$6,500.00 | \$10,751.91 | \$10,000.00 |
| 7320 Website | \$0.00 | \$1,050.00 | \$1,200.00 |
| 7335 H.C. Fire/Rescue Tax | \$1,700.00 | \$224.70 | \$225.00 |
| 7350 Abatement Expense | \$3,000.00 | \$549.50 | \$2,000.00 |
| 7355 Bank Charges | \$0.00 | \$0.00 | \$0.00 |
| 7360 Collection Fees | \$0.00 | \$0.00 | \$3,000.00 |
| 7600 Community Events | \$0.00 | \$549.51 | \$2,000.00 |
| 7500 Annual Corporate Report | \$62.00 | \$61.25 | \$67.00 |
| TOTAL MANAGEMENT AND ADMIN | \$83,242.00 | \$88,502.99 | \$137,436.00 |
| UTILITY EXPENSE | | | |
| 8910 Electricity - General | \$15,000.00 | \$15,747.73 | \$18,000.00 |
| 8920 Electricity - Street Lights | \$40,000.00 | \$39,787.81 | \$46,500.00 |
| 8930 Water & Sewer | \$2,500.00 | \$7,126.72 | \$4,500.00 |
| 8950 Garbage | \$3,300.00 | \$2,652.70 | \$3,000.00 |
| TOTAL UTILITIES | \$60,800.00 | \$65,314.96 | \$72,000.00 |
| MAINTENANCE EXPENSE | | | |
| 9110 General Maintenance & Repair | \$7,500.00 | \$12,048.55 | \$7,500.00 |
| 9115 Maintenance-Gym | \$4,000.00 | \$192.75 | \$500.00 |
| XXXX Gym Equipment-Replacment | \$0.00 | \$0.00 | \$10,000.00 |
| 9120 Fence Maintenance/Repairs | \$3,000.00 | \$270.00 | \$500.00 |
| 9200 Pool Gate/Clubhouse Entry Repairs | \$0.00 | \$2,149.60 | \$2,000.00 |
| 9220 Clubhouse Internet | \$2,200.00 | \$1,756.30 | \$2,000.00 |
| 9320 Pest Control | | \$600.20 | \$650.00 |
| 9400 Signage | \$0.00 | \$2,573.30 | \$700.00 |
| 9505 Pool Permit | \$300.00 | \$250.00 | \$250.00 |
| 9510 Pool Cleaning/Maintenance | \$16,600.00 | \$14,010.50 | \$15,300.00 |
| 9512 Pool Repairs | \$1,500.00 | \$482.00 | \$1,000.00 |
| 9515 Janitorial Services | \$11,500.00 | \$4,757.00 | \$0.00 |
| XXXX Janitorial Supplies | \$0.00 | \$0.00 | \$1,000.00 |
| 9550 Clubhouse Equipment & Repairs | \$2,500.00 | \$3,193.77 | \$3,000.00 |
| 9555 Surveillance System | \$6,000.00 | \$4,332.54 | \$575.00 |
| 9600 Landscape Maintenance | \$150,000.00 | \$142,524.50 | \$160,000.00 |
| 9605 Plant Replacement | \$10,000.00 | \$29,421.00 | \$27,000.00 |
| 9650 Irrigation Repairs | \$10,000.00 | \$51,348.00 | \$15,000.00 |
| 9655 Tree Removal/Replacement | \$0.00 | \$5,000.00 | \$7,000.00 |
| 9665 Entrance Maintenance/Monuments | \$3,500.00 | \$0.00 | \$3,075.00 |
| 9670 Extermination | \$1,297.78 | \$0.00 | \$1,000.00 |
| TOTAL MAINTENANCE EXPENSE | \$229,897.78 | \$274,910.01 | \$258,050.00 |
| RESERVES | | | |
| 9910 Reserves - Deferred Maint. | \$0.00 | \$0.00 | \$0.00 |
| 9915 Reserves - Clubhouse | \$11,000.00 | \$7,488.47 | \$11,000.00 |
| 9930 Reserves - Unrestricted | \$9,000.00 | \$6,126.94 | \$9,000.00 |
| TOTAL RESERVES | \$20,000.00 | \$13,615.41 | \$20,000.00 |
| TOTAL EXPENSES | \$393,939.78 | \$442,343.37 | \$487,486.00 |
| Number Of Homes | 774 | 731 | 888 |
| ANNUAL ASSESSMENT AMOUNT | \$508.97 | | \$548.97 |
| To Be Paid Quarterly: | \$127.24 | | \$137.24 |