

THE HOMEOWNERS ASSOCIATION
OF AVALON VILLAGE, INC. -

Approved 2019

	Approved 2018	YTD As Of 11/30/18	Approved 2019
INCOME			
6310 Assessments	\$23,083.00	\$22,280.26	\$23,084.00
6340 Late Income Fee		\$363.34	
6360 General/Admin Income (Gate Clickers)		\$147.93	
6915 Reserve Interest Income		\$3.00	
TOTAL INCOME	\$23,083.00	\$22,794.53	\$23,084.00
MANAGEMENT AND ADMINISTRATIVE			
7990 Anticipated Uncollectible Assessment	\$0.00	\$565.08	\$500.00
7010 Management Services	\$3,216.00	\$2,436.00	\$3,216.00
7020 CPA/Tax Prep	\$0.00	\$1,100.00	\$550.00
7280 Insurance	\$1,300.00	\$0.00	\$1,300.00
7300 Administrative Services	\$500.00	\$853.82	\$725.00
7355 BankCharges	\$0.00	\$0.00	\$0.00
TOTAL MANAGEMENT AND ADMIN	\$5,016.00	\$4,954.90	\$5,791.00
UTILITY EXPENSE			
8910 Electricity - General	\$300.00	\$261.38	\$300.00
8920 Electricity - Street Lights	\$4,400.00	\$0.00	\$5,400.00
8930 Water & Sewer	\$0.00	\$0.00	\$0.00
TOTAL UTILITIES	\$4,700.00	\$261.38	\$5,700.00
MAINTENANCE EXPENSE			
9110 General Maintenance & Repair	\$2,300.00	\$903.51	\$1,000.00
9200 Gate Maintenance/Repair	\$2,800.00	\$3,061.26	\$2,000.00
9210 Gate Database Mgmt.	\$600.00	\$825.00	\$900.00
9220 Gate Telephone/Modem	\$1,780.00	\$1,553.22	\$1,176.00
9600 Landscape Maintenance/Retention Mowing	\$0.00	\$0.00	\$2,000.00
9605 Plant Replacement	\$2,700.00	\$5,398.00	\$0.00
9650 Irrigation Repairs	\$300.00	\$0.00	\$0.00
9655 Tree Removal	\$0.00	\$5,400.00	\$1,000.00
Abatement/Force Mows	\$0.00	\$549.50	\$300.00
TOTAL MAINTENANCE EXPENSE	\$10,480.00	\$17,690.49	\$8,376.00
TOTAL EXPENSES	\$20,196.00		\$19,867.00
RESERVES			
9910 Paving	\$0.00		\$500.00
9915 Gate	\$0.00		\$500.00
9916 Unrestricted Reserves	\$2,887.00		\$2,217.00
TOTAL RESERVES	\$2,887.00		\$3,217.00
TOTAL EXPENSES & RESERVES	\$23,083.00		\$23,084.00
Total Number of Units	67		67
ANNUAL ASSESSMENT AMOUNT	\$344.52		\$344.54
To Be Paid Quarterly:	\$86.13		\$86.13