

Avalon Village - Master 2025 Approved Budget

				2025 Approved	Notes
Income					
<u>Assessment Income</u>					
4121 Maint Fee/Resident				959952.00	1200 homes- \$199.99 QTR/Home or \$799.96 per home/per year for 2025.
4121 Delinquency of Owners not paying				15000.00	Less delinquencies expected through consistent collections
TOTAL Assessment Income				944952.00	
<u>Fee Income</u>					
4160 Late Fee					This is not a budgetable item
4170 Delinquent Letter					This is not a budgetable item
4205 Interest on Maintena					This is not a budgetable item
4312 Attorney Fees-Mainte					This is not a budgetable item
4320 NSF Charge-Assoc.					This is not a budgetable item
4336 Fine Income					This is not a budgetable item
TOTAL Fee Income					
Other Income					
4345 ARC Fee					Didn't budget for 2025 as not sure what we will bring in
4350 Bank Interest					Didn't budget for 2025 as not sure what we will bring in
4506 Amenity Access Inco					Didn't budget for 2025 as not sure what we will bring in
4530 Amenity Rental Fee					Didn't budget for 2025 as not sure what we will bring in
4710 Miscellaneous					Didn't budget for 2025 as not sure what we will bring in
TOTAL Other Income					
TOTAL Income				944952.00	
Expense					
<u>Administrative Expenses</u>					
6181 Security Guards				1500.00	Decrease based on actuals
6870 Web Site Hosting				1200.00	
6235 Annual Report				65.00	Annual Sunbiz filing that is required each year
TOTAL Administrative Expense				2765.00	
<u>Amenity Maintenance</u>					
5503 Maintenance				9000.00	Small increase based on actuals and expectations
5510 Clubhouse Supplies				500.00	Micellaneous supplies
5527 Fitness Expenses				2000.00	Maintenance and repairs for Gym Equipment Decrease based on actuals
5540 Amenity Equip & Rep				3000.00	Repairs for Camera equipment and Mag lock system/ Decrease based on actuals
TOTAL Amenity Maintenance				14500.00	
<u>Entry Maintenance</u>					
5115 Entry Gate Maintenance				2000.00	Budget for gates to include electronics, locks ,etc./Decrease based on actuals
5117 Access Gate Repair					This GL code is going to be in 5115
5119 General G&A (Fobs)				1500.00	Decrease based on actuals and less demand for 2025

0.00

5125 Entry Landscaping					Removed this GL code and put under landscape budget
TOTAL Entry Maintenance				3500.00	
<u>General Maintenance</u>					
5610 General Maint. & Re				10000.00	No incese
5615 Cleaning Services				10500.00	Decrease based on actauls
5616 Cleaning Supplies				3000.00	Increase based on actuals
5625 Pest Control				2400.00	Increase based on actuals.
5635 Site Signs				500.00	Decrease based on actuals
5640 Fence Repair				5000.00	Increase based on actuals
5650 Powerwash				10000.00	Keeping the same with intentions of not spending and moving to reserves EOY 2025 for the next round
TOTAL General Maintenance				41400.00	
<u>Insurance & Taxes</u>					
6810 Insurance				90000.00	Increase based on actuals and agents input
6855 Property Tax				400.00	
TOTAL Insurance & Taxes				90400.00	
<u>Irrigation Maintenance</u>					
5215 Irrigation Repairs				30000.00	
TOTAL Irrigation Maintenance				30000.00	
<u>Lake Maintenance</u>					
5240 DRA Maintenance				5000.00	Rename this gl to DRA Maintenance
TOTAL Lake Maintenance				5000.00	
<u>Landscape Maintenance</u>					
5310 Landscape Contract				228000.00	Increase with addition of West,Manors.
5335 Landscape Extras &				30000.00	Decrease of \$10,000
5375 Annual Color				0.00	Remove this gl
5385 Tree Contract				30000.00	Tree trimming
TOTAL Landscape Maintenance				288000.00	
<u>Other Expenses</u>					
7130 Admin Services				14000.00	Copies, postage, and distribution. Incese based on actuals
7131 Electronic Devices					moved to 6535
7215 Meeting Expenses				300.00	Small budget for meeting expenses
7270 Community Events				3000.00	Community events within the community. Small decrease based on actuals
7315 Licenses/Fees/Perm				250.00	
7360 Bank Charges				200.00	
7365 Write Off/Bad Debt E				5000.00	
TOTAL Other Expenses				22750.00	
<u>Pool Maintenance</u>					

5405 Pool Contract				31240.00	Increase due to chlorine and additional pool in Avalon west
5435 Pool Furniture				7915.00	New Furniture for Avalon West Pool ADD THIS G/L
5410 Pool Maint & Repairs				6000.00	Pool repairs
TOTAL Pool Maintenance				45155.00	
Professional Services					
6120 Audit				2500.00	Amount remains the same
6160 Legal				15000.00	Small increase based on actuals
6165 Violation Expense					Including this in 7130
6210 Management Fees				175000.00	Small increase for, 5% for manager increase
6211 Amenity Management				0.00	Delete this G/L
6280 Internet/Web Service				1300.00	Small decrease based on actuals
TOTAL Professional Service				193800.00	
Reserve Expenses					
7815 Reserves - General				20000.00	Reserves Increased by 13000 from 7850
7855 Reserve - Clubhouse				7752.00	Reserves Lowered amount for this gl code and moved to 7815
7880 Reserve - Deferred Maintenance				9430.00	Reserves
TOTAL Reserve Expenses				37182.00	
Security Expense					
6945 Alarm Monitoring					Remove gl code
TOTAL Security Expense					
Utility Expenses					
6510 Power-Street Lights				65000.00	Amount stayed the same for 2025
6513 Power-				35000.00	Increase based on actuals and estimate
6514 Power-Solar Street Lights				56000.00	Increase based on actuals and estimate/Addition of West,Manors,Isles play ground and clubhouse
6550 Water / Sewer				5500.00	Small Decrease based on actuals
6560 Water- Sprinkler System					Didn't budget as in other GL code remove6560
6530 Telephone				1700.00	Small decrease based on actuals
6535 Clubhouse Gate Access/Phone				800.00	Add this gl code for 2024
6590 Trash Service				6500.00	Small increase based on actuals
TOTAL Utility Expenses				170500.00	
TOTAL Expense				944952.00	
Excess Revenue / Expense				0.00	