

**THE HOMEOWNERS ASSOCIATION
OF AVALON VILLAGE, INC. - CAMBRIDGE
Approved 2021**

	Approved 2019	Approved 2020	Approved 2021
INCOME			
6310 Assessments	\$93,860.00	\$97,021.00	\$97,021.00
TOTAL INCOME	\$93,860.00	\$97,021.00	\$97,021.00
MANAGEMENT AND ADMINISTRATIVE			
7010 Management Services	\$4,000.00	\$4,000.00	\$4,000.00
7020 CPA/Tax Prep	\$550.00	\$550.00	\$550.00
7280 Insurance	\$0.00	\$0.00	\$0.00
7300 Administrative Services	\$650.00	\$750.00	\$750.00
Anticipated Uncollectible Assessment		\$300.00	\$300.00
7355 Bank Charges	\$500.00	\$0.00	\$0.00
TOTAL MANAGEMENT AND ADMIN	\$5,700.00	\$5,600.00	\$5,600.00
UTILITY EXPENSE			
8910 Electricity - General		\$300.00	\$300.00
9220 Gate Telephone/Modem	\$530.00	\$500.00	\$500.00
8920 Electricity - Street Lighting & Front Entry	\$5,500.00	\$5,921.00	\$5,921.00
TOTAL UTILITIES	\$5,500.00	\$6,721.00	\$6,721.00
MAINTENANCE EXPENSE			
9110 General Maintenance & Repair	\$1,000.00	\$500.00	\$500.00
9200 Gate Maintenance/Repair	\$3,000.00	\$2,000.00	\$2,000.00
9210 Gate Database Mgmt.	\$900.00	\$900.00	\$900.00
9600 Landscape Maintenance	\$70,200.00	\$70,200.00	\$70,200.00
9605 Landscape Replacement & Mulch	\$960.00	\$5,000.00	\$5,000.00
9650 Irrigation Repairs	\$600.00	\$600.00	\$600.00
9666 Perimeter Vinyl Fence Maintenance	\$2,000.00	\$500.00	\$500.00
TOTAL MAINTENANCE EXPENSE	\$78,660.00	\$79,700.00	\$79,700.00
RESERVES			
9910 Paving	\$2,000.00	\$3,000.00	\$3,000.00
9915 Gate	\$1,166.67	\$1,500.00	\$1,500.00
9916 Unrestricted Reserves	\$833.33	\$500.00	\$500.00
TOTAL RESERVES	\$4,000.00	\$5,000.00	\$5,000.00
TOTAL EXPENSES	\$93,860.00	\$97,021.00	\$97,021.00
Total Number of Units	78	77	77
ANNUAL ASSESSMENT AMOUNT	\$1,203.33	\$1,260.01	\$1,260.01
To Be Paid Quarterly:	\$300.83	\$315.00	\$315.00