

THE HOMEOWNERS ASSOCIATION OF
AVALON VILLAGE, INC. - CARLISLE

Approved 2021

	Approved 2019	Approved 2020	Approved 2021
INCOME			
6310 Assessments	\$23,084.00	\$26,294.00	\$26,294.00
6315 Special Assessment			\$45,522.48
6340 Late Income Fee			
6360 General/Admin Income (Gate Clickers)			
6915 Reserve Interest Income			
TOTAL INCOME	\$23,084.00	\$26,294.00	\$71,816.48
MANAGEMENT AND ADMINISTRATIVE			
7990 Anticipated Uncollectible Assessment	\$500.00	\$500.00	\$500.00
Loan Expense			\$45,522.48
7010 Management Services	\$3,216.00	\$3,264.00	\$3,264.00
7020 CPA/Tax Prep	\$550.00	\$550.00	\$550.00
7280 Insurance	\$1,300.00	\$0.00	\$0.00
7300 Administrative Services	\$725.00	\$500.00	\$500.00
7355 Bank Charges	\$0.00	\$0.00	\$0.00
TOTAL MANAGEMENT AND ADMIN	\$5,791.00	\$4,814.00	\$50,336.48
UTILITY EXPENSE			
8910 Electricity - General	\$300.00	\$667.00	\$667.00
8920 Electricity - Street Lights	\$5,400.00	\$0.00	\$0.00
8930 Water & Sewer	\$0.00	\$0.00	\$0.00
TOTAL UTILITIES	\$5,700.00	\$667.00	\$667.00
MAINTENANCE EXPENSE			
9110 General Maintenance & Repair	\$1,000.00	\$2,860.00	\$2,860.00
9200 Gate Maintenance/Repair	\$2,000.00	\$5,500.00	\$5,500.00
9210 Gate Database Mgmt.	\$900.00	\$1,620.00	\$1,620.00
9220 Gate Telephone/Modem	\$1,176.00	\$500.00	\$500.00
9600 Landscape Maintenance/Retention Mowing	\$2,000.00	\$3,000.00	\$3,000.00
9605 Plant Replacement	\$0.00	\$0.00	\$0.00
9650 Irrigation Repairs	\$0.00	\$0.00	\$0.00
9655 Tree Removal	\$1,000.00	\$0.00	\$0.00
9113 Abatement/Force Mows	\$300.00	\$500.00	\$500.00
TOTAL MAINTENANCE EXPENSE	\$8,376.00	\$13,980.00	\$13,980.00
TOTAL EXPENSES	\$19,867.00	\$19,461.00	\$64,983.48
RESERVES			
9910 Paving	\$500.00	\$4,000.00	\$4,000.00
9915 Gate	\$500.00	\$1,833.00	\$1,833.00
9916 Unrestricted Reserves	\$2,217.00	\$1,000.00	\$1,000.00
TOTAL RESERVES	\$3,217.00	\$6,833.00	\$6,833.00
TOTAL EXPENSES & RESERVES	\$23,084.00	\$26,294.00	\$71,816.48
Total Number of Units	67	67	67
ANNUAL ASSESSMENT AMOUNT	\$344.54	\$392.45	\$1,071.89
To Be Paid Quarterly:	\$86.13	\$98.11	\$267.97

Carlisle Quarterly Assesment	98.11	
Special Assesment (Fence & Gate Upgrades)	\$169.86	(\$56.62 per month)
	267.97	