

THE HOMEOWNERS ASSOCIATION OF
AVALON VILLAGE, INC. - MASTER

Approved 2021

	Approved 2019	Approved 2020	Approved 2021
INCOME			
6310 Assessments	\$487,486.00	\$460,027.50	\$460,027.50
6330 Developer Contribution			
6340 Late Fee Income			
6360 General/Admin Income			
6380 Legal Fee Income			
6400 Resident Violation Income			
6345 NSF Fee Income			
6352 Clubhouse Income			
6355 Pool & Gate Key Income			
6915 Reserve Interest Income			
TOTAL INCOME	\$487,486.00	\$460,027.50	\$460,027.50
MANAGEMENT AND ADMINISTRATIVE			
7990 Bad Debt Expense	\$10,000.00	\$4,000.00	\$4,000.00
7010 Management Services	\$42,624.00	\$42,624.00	\$42,624.00
7015 Onsite Management	\$24,150.00	\$25,000.00	\$25,000.00
7020 CPA Review/Tax Prep	\$4,000.00	\$2,800.00	\$2,800.00
7030 Property Tax	\$200.00	\$3,000.00	\$3,000.00
7160 Legal Fees	\$10,000.00	\$5,000.00	\$5,000.00
7165 Litigation Fees	\$10,000.00	\$0.00	\$0.00
7280 Insurance-General	\$13,000.00	\$13,000.00	\$13,000.00
7290 Insurance-D & O	\$3,000.00	\$3,000.00	\$3,000.00
7200 Insurance- Umbrella	\$1,970.00	\$0.00	\$0.00
7300 Administrative Services	\$10,000.00	\$7,500.00	\$7,500.00
7320 Website	\$1,200.00	\$1,200.00	\$1,200.00
7335 H.C. Fire/Rescue Tax	\$225.00	\$0.00	\$0.00
7350 Abatement Expense	\$2,000.00	\$2,000.00	\$2,000.00
7355 Bank Charges	\$0.00	\$0.00	\$0.00
7360 Collection Fees	\$3,000.00	\$0.00	\$0.00
7600 Community Events	\$2,000.00	\$2,000.00	\$2,000.00
7500 Annual Corporate Report	\$67.00	\$62.50	\$62.50
TOTAL MANAGEMENT AND ADMIN	\$137,436.00	\$111,186.50	\$111,186.50
UTILITY EXPENSE			
8910 Electricity - General	\$18,000.00	\$19,105.00	\$19,105.00
8920 Electricity - Street Lights	\$46,500.00	\$51,100.00	\$51,100.00
8930 Water & Sewer	\$4,500.00	\$1,595.00	\$1,595.00
8950 Garbage	\$3,000.00	\$3,165.00	\$3,165.00
TOTAL UTILITIES	\$72,000.00	\$74,965.00	\$74,965.00
MAINTENANCE EXPENSE			
9110 General Maintenance & Repair	\$7,500.00	\$7,500.00	\$7,500.00
9115 Maintenance-Gym	\$500.00	\$2,000.00	\$2,000.00
9130 Gym Equipment-Replacement	\$10,000.00	\$3,000.00	\$3,000.00
9120 Fence Maintenance/Repairs	\$500.00	\$500.00	\$500.00
9200 Gate Maintenance/Repairs	\$2,000.00	\$2,000.00	\$2,000.00
9220 Clubhouse Internet	\$2,000.00	\$2,070.00	\$2,070.00
9320 Pest Control	\$650.00	\$1,000.00	\$1,000.00
9400 Signage	\$700.00	\$500.00	\$500.00
9505 Pool Permit	\$250.00	\$250.00	\$250.00
9510 Pool Cleaning/Maintenance	\$15,300.00	\$15,685.00	\$15,685.00
9512 Pool Repairs	\$1,000.00	\$1,000.00	\$1,000.00
9515 Janitorial Services	\$0.00	\$9,435.00	\$9,435.00
9520 Janitorial Supplies	\$1,000.00	\$500.00	\$500.00
9550 Clubhouse Equipment & Repairs	\$3,000.00	\$1,500.00	\$1,500.00
9555 Surveillance System	\$575.00	\$0.00	\$0.00
9600 Landscape Maintenance	\$160,000.00	\$156,980.00	\$156,980.00
9605 Plant Replacement & Mulch	\$27,000.00	\$20,000.00	\$20,000.00
9650 Irrigation Repairs	\$15,000.00	\$10,000.00	\$10,000.00
9655 Tree Removal/Replacement	\$7,000.00	\$4,400.00	\$4,400.00
9665 Entrance Maintenance/Monuments	\$3,075.00	\$1,000.00	\$1,000.00
9670 Extermination	\$1,000.00	\$0.00	\$0.00
TOTAL MAINTENANCE EXPENSE	\$258,050.00	\$239,320.00	\$239,320.00
RESERVES			
9910 Reserves - Deferred Maint.	\$0.00	\$0.00	\$0.00
9915 Reserves - Clubhouse	\$11,000.00	\$22,056.00	\$22,056.00
9930 Reserves - Unrestricted	\$9,000.00	\$12,500.00	\$12,500.00
TOTAL RESERVES	\$20,000.00	\$34,556.00	\$34,556.00
TOTAL EXPENSES	\$487,486.00	\$460,027.50	\$460,027.50
Number Of Homes	888	838	838
ANNUAL ASSESSMENT AMOUNT	\$548.97	\$548.96	\$548.96
To Be Paid Quarterly:	\$137.24	\$137.24	\$137.24