

THE HOMEOWNERS ASSOCIATION
OF AVALON VILLAGE, INC. -

Approved 2018

	Approved 2017	Approved 2018
INCOME		
6310 Assessments	\$ 302,092.00	\$ 393,939.78
TOTAL INCOME	\$ 302,092.00	\$ 393,939.78
MANAGEMENT AND ADMINISTRATIVE		
7990 Bad Debt Expense	\$ 2,650.00	\$ 7,500.00
7010 Management Services	\$ 38,980.00	\$ 38,980.00
7020 CPA Review/Tax Prep	\$ 500.00	\$ 500.00
7030 Property Tax	\$ 1,700.00	\$ 1,700.00
7160 Legal Fees	\$ 7,500.00	\$ 10,000.00
7280 Insurance	\$ 12,000.00	\$ 13,300.00
7300 Administrative Services	\$ 6,500.00	\$ 6,500.00
7335 H.C. Fire/Rescue Tax	\$ 1,700.00	\$ 1,700.00
7350 Abatement Expense	\$ 3,000.00	\$ 3,000.00
7355 Bank Charges	\$ -	\$ -
7360 Collection Fees	\$ -	\$ -
7500 Annual Corporate Report	\$ 62.00	\$ 62.00
TOTAL MANAGEMENT AND ADMIN	\$ 74,592.00	\$ 83,242.00
UTILITY EXPENSE		
8910 Electricity - General	\$ 15,000.00	\$ 15,000.00
8920 Electricity - Street Lights	\$ 37,500.00	\$ 40,000.00
8930 Water & Sewer	\$ 8,000.00	\$ 2,500.00
8950 Garbage	\$ 2,000.00	\$ 3,300.00
TOTAL UTILITIES	\$ 62,500.00	\$ 60,800.00
MAINTENANCE EXPENSE		
9110 General Maintenance & Repair	\$ 7,500.00	\$ 7,500.00
9115 Maintenance	\$ 4,000.00	\$ 4,000.00
9120 Fence Maintenance/Repairs	\$ -	\$ 3,000.00
9220 Clubhouse Internet	\$ 1,700.00	\$ 2,200.00
9505 Pool Permit	\$ 300.00	\$ 300.00
9510 Pool Cleaning/Maintenance	\$ 15,000.00	\$ 16,600.00
9512 Pool Repairs	\$ 1,000.00	\$ 1,500.00
9515 Janitorial Services	\$ 12,000.00	\$ 11,500.00
9550 Clubhouse Equipment & Repairs	\$ 2,500.00	\$ 2,500.00
9555 Surveillance System	\$ 4,000.00	\$ 6,000.00
9600 Landscape Maintenance	\$ 83,000.00	\$ 150,000.00
9605 Plant Replacement	\$ 10,000.00	\$ 10,000.00
9650 Irrigation Repairs	\$ 10,000.00	\$ 10,000.00
9665 Entrance Maintenance/Monuments	\$ 3,500.00	\$ 3,500.00
9670 Extermination	\$ 1,500.00	\$ 1,297.78
TOTAL MAINTENANCE EXPENSE	\$ 156,000.00	\$ 229,897.78
RESERVES		
9910 Reserves - Deferred Maint.	\$ -	\$ -
9915 Reserves - Clubhouse	\$ -	\$ 11,000.00
9930 Reserves - Unrestricted	\$ 9,000.00	\$ 9,000.00
TOTAL RESERVES	\$ 9,000.00	\$ 20,000.00
TOTAL EXPENSES	\$ 302,092.00	\$ 393,939.78
Total Number of Units	625	774
ANNUAL ASSESSMENT AMOUNT	\$ 483.35	\$ 508.97
To Be Paid Quarterly:	\$ 120.84	\$ 127.24