

Avalon Village - Master 2026 Approved Budget Ja

	2026 Approved
<u>Income</u>	
<u>Assessment Income</u>	
4121 Maint Fee/Resident	1056000 \$220 per QTR per lot \$880 per year
4121 Delinquency of Owners not paying	15000
TOTAL Assessment Income	1041000
<u>Fee Income</u>	
4160 Late Fee	
4170 Delinquent Letter	
4205 Interest on Maintena	
4312 Attorney Fees-Mainte	
4320 NSF Charge-Assoc.	
4336 Fine Income	
TOTAL Fee Income	
<u>Other Income</u>	
4345 ARC Fee	
4350 Bank Interest	
4506 Amenity Access Inco	
4530 Amenity Rental Fee	
4710 Miscellaneous	
TOTAL Other Income	
TOTAL Income	1041000
<u>Expense</u>	
<u>Administrative Expenses</u>	
6181 Security Guards	1500
6870 Web Site Hosting	1200
6235 Annual Report	65
TOTAL Administrative Expense	2765
<u>Amenity Maintenance</u>	
5503 Maintenance	10500
5510 Clubhouse Supplies	500
5527 Fitness Expenses	2000
5540 Amenity Equip & Rep	3000
TOTAL Amenity Maintenance	16000
<u>Entry Maintenance</u>	
5115 Entry Gate Maintenance	2000
5117 Access Gate Repair	
5119 General G&A (Fobs)	1500

5125 Entry Landscaping	
TOTAL Entry Maintenance	3500
<u>General Maintenance</u>	
5610 General Maint. & Re	11263
5615 Cleaning Services	10500
5616 Cleaning Supplies	3000
5625 Pest Control	2700
5635 Site Signs	500
5640 Fence Repair	9353
5650 Powerwash	22000
TOTAL General Maintenance	59316
<u>Insurance & Taxes</u>	
6810 Insurance	90000
6855 Property Tax	400
TOTAL Insurance & Taxes	90400
<u>Irrigation Maintenance</u>	
5215 Irrigation Repairs	38000
TOTAL Irrigation Maintenance	38000
<u>Lake Maintenance</u>	
5240 DRA Maintenance	5000
TOTAL Lake Maintenance	5000
<u>Landscape Maintenance</u>	
5310 Landscape Contract	287547
5335 Landscape Extras &	30000
5375 Annual Color	
5385 Tree Contract	30000
TOTAL Landscape Maintenance	347547
<u>Other Expenses</u>	
7130 Admin Services	16000
7131 Electronic Devices	
7215 Meeting Expenses	300
7270 Community Events	3000
7315 Licenses/Fees/Perm	250
7360 Bank Charges	200
7365 Write Off/Bad Debt E	5000
TOTAL Other Expenses	24750
<u>Pool Maintenance</u>	
5405 Pool Contract	31240
5435 Pool Furniture	0
5410 Pool Maint & Repairs	6000
TOTAL Pool Maintenance	37240

<u>Professional Services</u>	
6120 Audit	5000
6160 Legal	15000
6165 Violation Expense	
6210 Management Fees	178500
6211 Amenity Management	0
6280 Internet/Web Service	1300
TOTAL Professional Service	199800
<u>Reserve Expenses</u>	
7815 Reserves - General	20000
7855 Reserve - Clubhouse	7752
7880 Reserve - Deferred Maintenance	9430
TOTAL Reserve Expenses	37182
<u>Security Expense</u>	
6945 Alarm Monitoring	
TOTAL Security Expense	
<u>Utility Expenses</u>	
6510 Power-Street Lights	65000
6513 Power-	35000
6514 Power-Solar Street Lights	65000
6550 Water / Sewer	5500
6560 Water- Sprinkler System	
6530 Telephone	1700
6535 Clubhouse Gate Access/Phone	800
6590 Trash Service	6500
TOTAL Utility Expenses	179500
TOTAL Expense	1041000
Excess Revenue / Expense	0

January-December 2026
