	D	V	Z
9	Avalon Village - Cambridge	Approved	
10	IMS-Income Statement	**2027**	
11		**Budget**	**Budget NOTE**
12	**Income**		
13	**Assessment Income**		
14	Maint Fee/Resident- Assessments	101,400.00	$325 Quarterly approved- No Increase
15	**Total Assessment Income**	**101,400.00**	
29			
30	**Total Income**	**101,400.00**	
31			
32	**Expense**		
33	**Entry Maintenance**		
34	Access Gate Repair & Maint	1,600.00	Regular gate maintenance
35	Access Gate Telephone	696.35	$49.95/month, but amount varies with usage (Avg. $58.03)
36	Access Gate Database/Subscription	599.40	$49.95/month
37	**Total Entry Maintenance**	**2,895.75**	
38			
39	**Landscape Maintenance**		
40	Landscape Contract	66,000.00	Assumes Millennium Contract
41	Landscape Extras & Improvement	3,300.00	If any overage due to raising gas prices cover buy other revenue
43	**Total Landscape Maintenance**	**69,300.00**	
44			
45	**General Maintenance**		
46	General Maint. & Repairs	-	
47	**Total General Maintenance**	**-**	
48			
49	**Professional Services**		
51	Legal - Corporate		
52	Management Fees	6,000.00	
53	**Total Professional Services**	**6,000.00**	
54			
55	**Utility Expenses**		
56	Power- Street Lights		Eliminated from budget
57	Power	397.19	Duke Energy (Entry Lights and Gate)
58	**Total Utility Expenses**	**397.19**	
59			
60	**Other Expenses**		
64	Amin Services	2,410.00	Includes Coupon Books, Legal, Copies and Postage
68	**Total Other Expenses**	**2,410.00**	
69			
70	**Reserve Expenses**		
72	Reserve- General (26%)	5,303.24	3% Increase Per Reserve analysis
73	Reserve- Road (47%)	9,586.62	3% Increase Per Reserve analysis
74	Reserve- Gate (27%)	5,507.21	3% Increase Per Reserve analysis
75	**Total Reserve Expenses**	**20,397.06**	
76	**Total Expense**	**101,400.00**	
77	**Net Revenue**	**0.00**	