The Homeowners Association of Avalon Village, Inc.
Approved Estimated Operating Budget
For the period January 1 - December 31 2027
1209 Units

| GL Account | 2027 Budget |
|---|---|
| Income | |
| | |
| 4010 - Assessments-Resident | $1,079,320 |
| **Total Income** | **$1,079,320** |
| Expense | |
| Entry Maintenance | |
| 5115 - Entry Gate Maintenance | $2,000 |
| 5119 - General G&A (Fobs) | $1,500 |
| Irrigation Maintenance | |
| 5215 - Irrigation Repairs | $25,000 |
| Lake Maintenance | |
| 5240 - DRA MAINTENANCE | $5,000 |
| Landscape Maintenance | |
| 5310 - Landscape Contract | $296,173 |
| 5335 - Landscape Extras & Improvements | $35,321 |
| 5375 - Annual Color | $0 |
| 5385 - Tree Contract | $30,000 |
| Pool Maintenance | |
| 5405 - Pool Contract | $32,802 |
| 5410 - Pool Maint & Repairs | $6,000 |
| Amenity Maintenance | |
| 5503 - Maintenance | $10,500 |
| 5510 - Clubhouse Supplies | $500 |
| 5527 - Fitness Center Expense | $2,000 |
| 5540 - Amenity Access Repairs | $3,000 |
| General Maintenance | |
| 5610 - General Maintenance & Repairs | $11,263 |
| 5615 - Cleaning Services | $10,500 |
| 5616 - Cleaning Supplies | $3,000 |
| 5625 - Pest Control | $2,700 |
| 5635 - Site Signs | $500 |
| 5640 - Fence Repair | $9,353 |
| 5650 - Powerwash | $22,000 |
| Professional Services | |
| 6120 - Audit | $5,000 |
| 6160 - Legal-Corporate | $15,000 |
| 6165 - Collection Agency | $0 |
| 6180 - Website Hosting | $4,440 |
| 6181 - Security Guards | $1,500 |
| Management Services | |
| 6210 - Management Contract | $185,500 |
| 6211 - Amenity Management | $0 |
| 6235 - Annual Report Filing | $65 |
| 6280 - INTERNET WEB/ SERVICES | $1,300 |
| Utility Expense | |
| 6510 - Power-Street Lights | $65,000 |
| 6513 - Power | $35,000 |
| 6514 - Power-Solar Street Lights | $72,000 |
| 6530 - Telephone | $700 |
| 6535 - Clubhouse Gate Access/ Phone | $1,600 |
| 6550 - Water-Sewer | $5,500 |
| 6590 - Trash Service | $1,200 |
| Insurance & Taxes | |
| 6810 - Insurance | $76,000 |
| 6855 - Property Taxes | $400 |
| Other Expenses | |
| 7130 - Admin Services | $20,000 |
| 7215 - Meeting Expenses | $300 |
| 7270 - Community Events | $3,000 |
| 7315 - Licenses/Fees/Permits | $500 |
| 7360 - Bank Charges | $200 |
| 7365 - Write Off/Bad Debt Exp. | $20,000 |
| **Total Expenses:** | **$1,023,317** |
| Reserve Expenses | |
| 7815 - Reserve General | $38,821 |
| 7855 - Reserve Clubhouse/Building | $7,752 |
| 7990 - Reserve Deferred Maint | $9,430 |
| **Total Reserve Expenses:** | **$56,003** |
| | |
| **Total All Expenses** | **$1,079,320** |

**2027 Quarterly Assessment** **$223**