

Avalon Trails
2026 Approved Budget
January 1, 2026 thru December 31, 2026

	2025 Approved Budget	2026 Approved Budget
05000 - Common Maintenance	\$ 1,376,165	\$ 1,465,618
05100 - Villas Maintenance	\$ 631,236	\$ 635,553
05200 - Single Family Homes Maintenance	\$ 84,624	\$ 87,145
05510 - Violation Income	\$ -	\$ -
05530 - Bank Interest Income	\$ -	\$ 30,000
05535 - Delinquent Owner Interest	\$ -	\$ -
05545 - Gate/Key Cards	\$ -	\$ -
05550 - Key Fob Income	\$ -	\$ -
05570 - Miscellaneous/Other Income	\$ -	\$ -
05600 - Social Activities Income	\$ -	\$ -
05605 - Fitness Activities Income	\$ -	\$ -
05650 - Internet/Cable Income	\$ -	\$ -
05700 - Solera Cost Sharing	\$ 195,771	\$ 226,702
05710 - Solera Ancillary Income	\$ -	\$ -
Total Revenue	\$ 2,312,989	\$ 2,445,018
09010 - Accounting Fees	\$ 5,000	\$ 6,500
09012 - General Legal	\$ 12,000	\$ 50,000
09013 - Legal Collections	\$ 4,000	\$ 4,000
09014 - Legal - Non-Compliant Homeowners	\$ 2,000	\$ 2,000
09015 - NSF Fees/Admin Fees for letters	\$ 360	\$ 360
09020 - Website Management Fees	\$ 1,200	\$ 1,200
09030 - Office Supplies	\$ 11,000	\$ 11,000
09040 - Outside Security	\$ -	\$ 8,000
09072 - Multiperil Insurance - Common	\$ 57,801	\$ 44,656
09075 - License, Fees & Taxes	\$ 2,200	\$ 2,200
09100 - OVC Cost Sharing	\$ 24,000	\$ 23,853
09820 - Bad Debt Expense	\$ 1,000	\$ 1,000
Sub-Total Administrative Expenses	\$ 120,561	\$ 154,770
07215 - Common Area Landscape Maintenance	\$ 115,836	\$ 119,311
07220 - Pool Service	\$ 14,760	\$ 14,880
07227 - Cable & Internet Contract	\$ 341,000	\$ 352,935
07230 - Copier Lease	\$ 3,980	\$ 3,980
07235 - Fitness Center	\$ 1,691	\$ 1,776
07240 - Interior Pest Control	\$ 1,884	\$ 1,997
07242 - Sub Termite Contract -CH	\$ 1,200	\$ 1,200
07245 - Fire Alarm Monitoring - CH	\$ 1,922	\$ 1,980
07250 - A/C Maintenance Contract	\$ 2,029	\$ 2,100
07255 - Network Maint Contract	\$ 3,000	\$ 3,000
07300 - Lake Maintenance	\$ 14,832	\$ 15,277
07305 - Tennis Maintenance Contract	\$ 14,880	\$ 15,000
07310 - Gate Maintenance Contract	\$ 3,600	\$ 10,356
07350 - Holiday Lights	\$ 9,200	\$ 9,692
09015 - Management Fee	\$ 36,050	\$ 37,132
Sub-Total Contracts	\$ 565,863	\$ 590,616
07400 - Lake Fountain Maintenance & Repairs	\$ 1,000	\$ 4,500
07405 - Pickleball Court Maint & Repairs	\$ 2,500	\$ 4,000
07406 - Tennis Court Maint & Repairs	\$ 5,000	\$ 4,000
07410 - General Repairs	\$ 25,000	\$ 20,000
07415 - Common Area Landscape Extras	\$ 25,000	\$ 25,000
07416 - Tree Trimming	\$ 20,000	\$ 20,895
07418 - Irrigation Repairs & Maintenance	\$ 2,745	\$ 15,000
07420 - Pool Repairs & Maintenance	\$ 2,368	\$ 19,000
07425 - Janitorial & Maintenance Supplies	\$ 15,000	\$ 15,000
07435 - Exercise Equipment Repairs	\$ 300	\$ 300
07470 - Contingency	\$ 10,000	\$ 10,000
07510 - Gate Repairs & Maintenance	\$ 10,000	\$ 5,739
Sub-Total Grounds and Repairs/Maintenance	\$ 118,913	\$ 143,434
08000 - Clubhouse Staff	\$ 338,885	\$ 399,431
08020 - Janitorial Service	\$ 73,440	\$ 75,744
08030 - Staff Medical Insurance	\$ 12,826	\$ 12,826
Sub-Total Staffing	\$ 425,151	\$ 488,001
08100 - Clubhouse Social Activities	\$ 25,000	\$ 35,000
08105 - Fitness Activities	\$ 10,000	\$ 10,000
08110 - Cafe Subsidy	\$ 11,000	\$ 15,000
08115 - Social Activity Supplies	\$ 10,000	\$ 15,000
08120 - Clubhouse Expenses	\$ 25,000	\$ 30,000
Sub-Total Community Activities	\$ 81,000	\$ 105,000
07110 - Electric - Common	\$ 65,514	\$ 65,000
07111 - Electric - Clubhouse	\$ 59,716	\$ 55,000
07112 - Water & Sewer - Common	\$ 23,411	\$ 20,000
07120 - Waste Removal	\$ 4,083	\$ 4,000
07121 - Telephone	\$ 7,725	\$ 6,500
Sub-Total Utilities	\$ 160,448	\$ 150,500
09700 - Pooled Reserves	\$ 100,000	\$ 90,000
Sub-Total Reserves	\$ 100,000	\$ 90,000
Total Common Expenses	\$ 1,571,936	\$ 1,722,320
08215 - Villas - Landscape Maintenance	\$ 96,036	\$ 98,917
08272 - Villas - Property Insurance	\$ 300,000	\$ 259,936
08415 - Villas - Landscape Extras/Mulch	\$ 35,000	\$ 35,000
08416 - Villas - Tree Trimming	\$ 18,500	\$ 18,500
08418 - Villas - Irrigation Maintenance & Repairs	\$ 5,000	\$ 7,500
08450 - Villas - Pressure Clean Driveways	\$ -	\$ -
08455 - Villas - Pressure Clean Roofs	\$ -	\$ -
08460 - Villas - Sub Termite Contract	\$ 21,700	\$ 21,700
08465 - Villas - Roof Maint & Repairs	\$ 45,000	\$ 70,000
08470 - Villas - Gutter Maint & Repairs	\$ -	\$ 9,000
09705 - Pooled Reserves - Villas	\$ 110,000	\$ 115,000
Sub-Total VILLAS EXPENSES	\$ 631,236	\$ 635,553
08515 - SFH - Landscape Maintenance	\$ 54,024	\$ 55,645
08615 - SFH - Landscape Extras/Mulch	\$ 15,600	\$ 17,500
08616 - SFH - Tree Trimming	\$ 10,000	\$ 9,000
08618 - SFH - Irrigation Maint & Repairs	\$ 5,000	\$ 5,000
Sub-Total SINGLE FAMILY EXPENSES	\$ 84,624	\$ 87,145
Total Expenses	\$ 2,287,796	\$ 2,445,018

Net Surplus/Deficit	\$ -	\$ -	
	2025 Amount	2026 Amount	Variance
	\$ 357	\$ 380	\$ 23
2026 Monthly Assessment	\$ 600	\$ 625	\$ 25
	\$ 425	\$ 450	\$ 25