

**Neighborhood Assessment 2018
Budget Summary**

	Avalon Phase I (North)	Avalon Phase II (South)	Crescent View Estates	Enclave at Riverstone	Hartford Landing	Ivy Bend	Majestic Pointe	Reserve at Riverstone	The Island	Waters Cove at Riverstone	All Gated
Units	355	964	20	42	38	10	27	11	9	60	1536
OPERATING BUDGET											
Description	2018 Budget	2018 Budget	2018 Budget	2018 Budget	2018 Budget	2018 Budget	2018 Budget	2018 Budget	2018 Budget	2018 Budget	2018 Budget
INCOME											
Assessment Income	\$ 119,641	\$ 132,132	\$ 9,512	\$ 23,988	\$ 11,103	\$ 6,830	\$ 18,441	\$ 7,513	\$ 6,147	\$ 18,095	\$ 353,401
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 119,641	\$ 132,132	\$ 9,512	\$ 23,988	\$ 11,103	\$ 6,830	\$ 18,441	\$ 7,513	\$ 6,147	\$ 18,095	\$ 353,401
EXPENSES											
COMMON AREAS											
General Property Maintenance	\$ 50,902	\$ 53,098	\$ 3,672	\$ 5,969	\$ 5,268	\$ 9,880	\$ 10,613	\$ 8,019	\$ 11,148	\$ 6,819	\$ 165,388
Landscaping	\$ 52,584	\$ 30,000	\$ 1,200	\$ 13,379	\$ 1,200	\$ 15,606	\$ 10,528	\$ 3,409	\$ 3,050	\$ 6,636	\$ 137,592
Utilities	\$ 5,580	\$ 24,960	\$ 1,860	\$ 1,860	\$ 1,860	\$ 1,860	\$ 1,860	\$ 1,860	\$ 1,860	\$ 1,860	\$ 45,420
TOTAL COMMON AREAS	\$ 109,066	\$ 108,058	\$ 6,732	\$ 21,208	\$ 8,328	\$ 27,346	\$ 23,001	\$ 13,288	\$ 16,058	\$ 15,315	\$ 348,400
GENERAL & ADMINISTRATIVE											
Administrative Expenses	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 12,000
Professional Services	\$ 9,375	\$ 22,874	\$ 1,580	\$ 1,580	\$ 1,580	\$ 1,580	\$ 1,580	\$ 1,580	\$ 1,580	\$ 1,580	\$ 44,889
TOTAL GENERAL & ADMINISTRATIVE	\$ 10,575	\$ 24,074	\$ 2,780	\$ 2,780	\$ 2,775	\$ 2,780	\$ 2,780	\$ 2,780	\$ 2,780	\$ 2,780	\$ 56,889
TOTAL EXPENSES	\$ 119,641	\$ 132,132	\$ 9,512	\$ 23,988	\$ 11,103	\$ 30,126	\$ 25,781	\$ 16,068	\$ 18,838	\$ 18,095	\$ 405,288
NET INCOME BEFORE RES & CAP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (23,296)	\$ (7,340)	\$ (8,555)	\$ (12,691)	\$ -	\$ (51,887)
RESERVE & CAPITAL CONTRIBUTIONS											
Reserve Contributions	\$ 122,830	\$ 555,312	\$ 7,100	\$ 12,200	\$ 25,758	\$ -	\$ -	\$ -	\$ -	\$ 15,300	\$ 738,500
TOTAL RESERVE & CAPITAL CONTRIB.	\$ 122,830	\$ 555,312	\$ 7,100	\$ 12,200	\$ 25,758	\$ -	\$ -	\$ -	\$ -	\$ 15,300	\$ 738,500
NET INCOME	\$ (122,830)	\$ (555,312)	\$ (7,100)	\$ (12,200)	\$ (25,758)	\$ (23,296)	\$ (7,340)	\$ (8,555)	\$ (12,691)	\$ (15,300)	\$ (790,382)
RESERVE & CAPITAL											
Beginning Balance	\$ 134,190	\$ 214,705	\$ 25,633	\$ 12,081	\$ 37,380	\$ 17,849	\$ 7,047	\$ 32,644	\$ 7,047	\$ 51,449	\$ 540,025
Reserve Contribution from Assessments	\$ 122,830	\$ 555,312	\$ 7,100	\$ 12,200	\$ 25,758	\$ -	\$ -	\$ -	\$ -	\$ 15,300	\$ 738,500
TOTAL RESERVE INCOME	\$ 257,020	\$ 770,017	\$ 32,733	\$ 24,281	\$ 47,580	\$ 17,849	\$ 7,047	\$ 32,644	\$ 7,047	\$ 66,749	\$ 1,005,947
EXPENSES											
Gate & Concrete work	\$ -	\$ -	\$ 14,480	\$ -	\$ 14,480	\$ -	\$ 4,321	\$ -	\$ -	\$ -	\$ 33,281
NET RESERVE	\$ 257,020	\$ 770,017	\$ 18,253	\$ 24,281	\$ 33,100	\$ 17,849	\$ 2,726	\$ 32,644	\$ 7,047	\$ 66,749	\$ 1,229,686