

Neighborhood Assessment 2019 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
OPERATING BUDGET	2019 Budget	2019 Budget	2019 Budget	2019 Budget	2019 Budget	2019 Budget	2019 Budget	2019 Budget	2019 Budget	2019 Budget	2019 Budget
INCOME											
Assessment Income	\$ 248,500	\$ 832,300	\$ 14,000	\$ 29,400	\$ 37,800	\$ 7,000	\$ 18,900	\$ 18,900	\$ 6,300	\$ 42,000	\$ 1,255,100
Other Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL INCOME	\$ 248,500	\$ 832,300	\$ 14,000	\$ 29,400	\$ 37,800	\$ 7,000	\$ 18,900	\$ 18,900	\$ 6,300	\$ 42,000	\$ 1,255,100
EXPENSES											
COMMON AREAS											
General Property Maintenance	\$ 58,558	\$ 70,162	\$ 8,516	\$ 10,471	\$ 7,507	\$ 9,424	\$ 10,495	\$ 6,209	\$ 10,304	\$ 5,372	\$ 197,018
Landscaping	\$ 4,500	\$ 19,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,050	\$ 1,500	\$ 35,550
Utilities	\$ 5,580	\$ 27,150	\$ 1,800	\$ 1,860	\$ 1,800	\$ 1,860	\$ 1,860	\$ 1,860	\$ 2,064	\$ 3,240	\$ 49,074
TOTAL COMMON AREAS	\$ 68,638	\$ 116,812	\$ 11,816	\$ 13,831	\$ 10,807	\$ 12,784	\$ 13,855	\$ 9,569	\$ 13,418	\$ 10,112	\$ 281,642
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	\$ -										\$ -
TOTAL GENERAL & ADMINISTRATIVE	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 12,000
TOTAL EXPENSES	\$ 69,838	\$ 118,012	\$ 13,016	\$ 15,031	\$ 12,007	\$ 13,984	\$ 15,055	\$ 10,769	\$ 14,618	\$ 11,312	\$ 293,642
NET INCOME BEFORE RES & CAP	\$ 178,662	\$ 714,288	\$ 984	\$ 14,369	\$ 25,793	\$ (6,984)	\$ 3,845	\$ 8,131	\$ (8,318)	\$ 30,688	\$ 961,458
RESERVE & CAPITAL CONTRIBUTIONS											
Reserve Contributions	\$ 178,662	\$ 714,288	\$ 984	\$ 14,369	\$ 25,793		\$ 3,845	\$ 8,131		\$ 30,688	\$ 976,760
TOTAL RESERVE & CAPITAL CONTRIB.	\$ 178,662	\$ 714,288	\$ 984	\$ 14,369	\$ 25,793	\$ -	\$ 3,845	\$ 8,131	\$ -	\$ 30,688	\$ 976,760
NET INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,984)	\$ -	\$ -	\$ (8,318)	\$ -	\$ (15,302)

RESERVE & CAPITAL											
Beginning Balance	\$ 134,190	\$ 214,705	\$ 18,549	\$ 24,526	\$ 33,576	\$ 24,231	\$ 14,290	\$ 44,058	\$ 14,290	\$ 67,547	\$ 589,962
Reserve Contribution from Assessments	\$ 178,662	\$ 714,288	\$ 984	\$ 14,369	\$ 25,793	\$ -	\$ 3,845	\$ 8,131	\$ -	\$ 30,688	\$ 976,760
TOTAL RESERVE INCOME	\$ 312,852	\$ 928,993	\$ 19,533	\$ 38,895	\$ 59,369	\$ 24,231	\$ 18,135	\$ 52,189	\$ 14,290	\$ 98,235	\$ 1,566,722
EXPENSES											
Gate & Concrete work			\$ 7,510		\$ 7,510	\$ 7,510				\$ 31,510	\$ 54,040
NET RESERVE	\$ 312,852	\$ 928,993	\$ 12,023	\$ 38,895	\$ 51,859	\$ 16,721	\$ 18,135	\$ 52,189	\$ 14,290	\$ 66,725	\$ 1,512,682