Avant Garde Homeowners Association
Budget
May 2026 - April 2027

Dues	567	Monthly dues breakdown	monthly	annual	total units
Number of units	245	Total	567.00	6,804.00	1,666,980.00
Monthly	138,915.00	Dues	150.00	1,800.00	441,000.00
Annually	1,666,980.00	Insurance deducitble reserve	10.00	120.00	29,400.00
		Insurance assessment	345.00	4,140.00	1,014,300.00
		Insurance reserve	18.00	216.00	52,920.00
		Anticipated costs	44.00	528.00	129,360.00

	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
Income													
condo dues	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	36,750.00	441,000.00
Insurance deducitble reserve	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	29,400.00
Insurance Assess	84,525.00	84,525.00	84,525.00	84,525.00	84,525.00	84,525.00	84,525.00	84,525.00	84,525.00	84,525.00	84,525.00	84,525.00	1,014,300.00
Insurance Reserve	4,410.00	4,410.00	4,410.00	4,410.00	4,410.00	4,410.00	4,410.00	4,410.00	4,410.00	4,410.00	4,410.00	4,410.00	52,920.00
Anticipated costs	10,780.00	10,780.00	10,780.00	10,780.00	10,780.00	10,780.00	10,780.00	10,780.00	10,780.00	10,780.00	10,780.00	10,780.00	129,360.00
Total Income	**$ 138,915.00**	**$ 138,915.00**	**$ 138,915.00**	**$ 138,915.00**	**$ 138,915.00**	**$ 138,915.00**	**$ 138,915.00**	**$ 138,915.00**	**$ 138,915.00**	**$ 138,915.00**	**$ 138,915.00**	**$ 138,915.00**	**$ 1,666,980.00**
Expenses													
Accounting and tax	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
Annual meeting	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	500.00
Audit	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00
Automobile Expense	48.75	48.75	48.75	48.75	48.75	48.75	48.75	48.75	48.75	48.75	48.75	48.75	585.00
Bank Service Charges	115.83	115.83	115.83	115.83	115.83	115.83	115.83	115.83	115.83	115.83	115.83	115.83	1,390.00
Depreciation Expense	1,464.17	1,464.17	1,464.17	1,464.17	1,464.17	1,464.17	1,464.17	1,464.17	1,464.17	1,464.17	1,464.17	1,464.17	17,570.00
Financing Fees	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	2,916.67	35,000.00
Fire Expenses	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	150.00
Grounds Keeping	4,416.67	4,416.67	4,416.67	4,416.67	4,416.67	4,416.67	4,416.67	4,416.67	4,416.67	4,416.67	4,416.67	4,416.67	53,000.00
Insurance													
Crime Policy/E & O	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	475.00	5,700.00
Flood	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	5,333.33	64,000.00
General Liability	75,416.67	75,416.67	75,416.67	75,416.67	75,416.67	75,416.67	75,416.67	75,416.67	75,416.67	75,416.67	75,416.67	75,416.67	905,000.00
Finance Charge	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	100.00
Insurance Financing	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	2,875.00	34,500.00
Legal Fees	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Workers Compensation	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00

Licenses and Permits	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	2.92	35.00
Miscellaneous	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
Payroll Tax Expense	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	7,000.00
Wages	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	90,000.00
Pest Control	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Termite	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Postage and Delivery	15.83	15.83	15.83	15.83	15.83	15.83	15.83	15.83	15.83	15.83	15.83	15.83	190.00
Quickbooks Online Fee	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	1,020.00
Repairs & Maintenance													
Electrical	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	4,000.00
General Supplies	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00
Gutters	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
Office	110.83	110.83	110.83	110.83	110.83	110.83	110.83	110.83	110.83	110.83	110.83	110.83	1,330.00
Plumbing	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	36,000.00
Pools & Hot Tub	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	42,000.00
Roofing Expense	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	1,000.00
Siding	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Pool Security	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Office supplies	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Telephone	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	1,600.00
Trash Removal	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	39,600.00
Utilities													
Electric	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	42,000.00
Water	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	9,833.33	118,000.00
Total Expenses	**$ 129,900.83**	**$ 129,900.83**	**$ 129,900.83**	**$ 129,900.83**	**$ 129,900.83**	**$ 129,900.83**	**$ 129,900.83**	**$ 129,900.83**	**$ 129,900.83**	**$ 129,900.83**	**$ 129,900.83**	**$ 129,900.83**	**$ 1,558,810.00**
Net Operating Income	**9,014.17**	**9,014.17**	**9,014.17**	**9,014.17**	**9,014.17**	**9,014.17**	**9,014.17**	**9,014.17**	**9,014.17**	**9,014.17**	**9,014.17**	**9,014.17**	**108,170.00**