Avant Garde Homeowners Association
Budget
May 2026 - April 2027

Dues	567
Number of units	245
Monthly	138,915.00
Annually	1,666,980.00

Monthly dues breakdown	monthly	annual	total units
Total	567.00	6,804.00	1,666,980.00
Dues	134.91	1,618.92	396,635.40
Roofing Assessment	10.00	120.00	29,400.00
Insurance assessment	388.17	4,658.04	1,141,219.80
Siding Replacement	2.00	24.00	5,880.00
Future Emergencies	16.50	198.00	48,510.00
Capital Expenditures	15.42	185.04	45,334.80

	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													
Dues	33,052.95	33,052.95	33,052.95	33,052.95	33,052.95	33,052.95	33,052.95	33,052.95	33,052.95	33,052.95	33,052.95	33,052.95	396,635.40
Roofing Assessment	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 assessment	95,101.65	95,101.65	95,101.65	95,101.65	95,101.65	95,101.65	95,101.65	95,101.65	95,101.65	95,101.65	95,101.65	95,101.65	1,141,219.80
Siding Replacement	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	490.00	5,880.00
Future Emergencies	4,042.50	4,042.50	4,042.50	4,042.50	4,042.50	4,042.50	4,042.50	4,042.50	4,042.50	4,042.50	4,042.50	4,042.50	48,510.00
Capital Expenditures	3,777.90	3,777.90	3,777.90	3,777.90	3,777.90	3,777.90	3,777.90	3,777.90	3,777.90	3,777.90	3,777.90	3,777.90	45,334.80
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, Audit and Tax Preparation	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
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
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-Insurace	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	81,425.00	81,425.00	81,425.00	81,425.00	81,425.00	81,425.00	81,425.00	81,425.00	81,425.00	81,425.00	81,425.00	81,425.00	977,100.00
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
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 Costs	8,083.33	8,083.33	8,083.33	8,083.33	8,083.33	8,083.33	8,083.33	8,083.33	8,083.33	8,083.33	8,083.33	8,083.33	97,000.00
Pest Control and Termite Contract	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
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 and Maintenance	8,152.50	8,152.50	8,152.50	8,152.50	8,152.50	8,152.50	8,152.50	8,152.50	8,152.50	8,152.50	8,152.50	8,152.50	97,830.00
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	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	160,000.00
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**