

L'AMBIANCE AT AVENIR NEIGHBORHOOD ASSOC. INC.
2026 ADOPTED BUDGET
JANUARY 1, 2026 - DECEMBER 31, 2026
COMMUNITY #0172 144 RESIDENCES

		ADOPTED 2025 BUDGET	ADOPTED 2026 BUDGET
REVENUE			
50000	MAINTENANCE ASSESSMENT INCOME	412,990	542,016
	TOTAL REVENUE	412,990	542,016
UTILITIES:			
60000	ELECTRIC/STREET LIGHTS	2,600	54,825
60060	HIGH SPEED INTERNET	-	2,500
		2,600	57,325
GROUNDS MAINTENANCE:			
63000	COMMON AREA LANDSCAPE MAINT.	140,880	140,880
63010	LOT LANDSCAPE MAINTENANCE	164,160	164,160
63100	LANDSCAPE REPLACEMENTS	2,000	10,000
63120	MULCH	-	30,000
63300	TREE TRIMMING	-	10,000
63110	FLOWERS	1,000	2,500
63500	IRRIGATION MAINTENANCE	1,000	6,000
	TOTAL GROUNDS MAINTENANCE	309,040	363,540
OPERATING EXPENSES:			
61650	PRESSURE CLEANING	3,000	5,000
62400	GENERAL REPAIRS & MAINTENANCE	2,500	16,720
62435	HOLIDAY DECORATIONS & LIGHTING	1,000	2,500
	TOTAL OPERATING EXPENSES	6,500	24,220
ACCESS CONTROL			
64000	ACCESS CONTROL - ENVERA	22,080	30,500
	TOTAL ACCESS CONTROL	22,080	30,500
ADMIN. EXPENSES			
66000	COPIES/POSTAGE/MAILING EXPENSES	3,000	3,000
66110	ACCOUNTING FEES/TAX PREP (AUDIT/REVIEW)	7,500	7,500
66130	LEGAL FEES	1,000	1,000
66160	MANAGEMENT FEES	43,200	30,000
66205	FEES/DUES/PERMITS/LICENSES/TAXES/ETC.	70	500
67000	INSURANCE EXPENSE - LIABILITY	18,000	24,431
	TOTAL ADMIN. EXPENSES	72,770	66,431
	GRAND TOTAL EXPENSES	412,990	542,016
	TOTAL QUARTERLY ASSESSMENT	717.00	941.00