



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For

Prepared For
The Homeowners Association of
Avalon Village - Cambridge

FOR THE PERIOD ENDED

January 31, 2019

Prepared by: Thea Simmons

Avalon Village - Cambridge

Balance Sheet **

As of 01/31/2019

Assets

Cash

| | | |
|------|----------------------------|-----------|
| 1001 | Sabal Palm Bank- Operating | 14,709.75 |
| 1002 | Sabal Palm Bank- Reserves | 1,717.07 |

Total Cash 16,426.82

Accounts Receivable

| | | |
|------|------------------------------------|----------|
| 1310 | Assessments Receivable - Cambridge | 6,461.54 |
|------|------------------------------------|----------|

Total Accounts Receivable 6,461.54

Current Asset

| | | |
|------|--------------------|--------|
| 2100 | Due From Operating | 252.14 |
|------|--------------------|--------|

Total Current Asset 252.14

Total Assets

23,140.50

Liabilities & Equity

Accounts Payable

| | | |
|------|------------------|----------|
| 3010 | Accounts Payable | 5,840.93 |
|------|------------------|----------|

Total Accounts Payable 5,840.93

Current Liabilities

| | | |
|------|----------------------------------|----------|
| 3100 | Due To Reserves | 252.14 |
| 3310 | Prepaid Owner Assessments-Master | 5,408.63 |

Total Current Liabilities 5,660.77

Equity

| | | |
|------|--------------------|------------|
| 5510 | Prior Years Equity | (5,278.70) |
| | Profit/(Loss) | 14,948.29 |

Total Equity 9,669.59

Reserve

| | | |
|------|---------------------------------|--------|
| 5005 | Reserves - Unallocable Interest | 0.89 |
| 5010 | Paving | 952.11 |
| 5015 | Gates | 556.04 |
| 5030 | Unrestricted | 460.17 |

Total Reserve 1,969.21

Total Liabilities & Equity

23,140.50

Avalon Village - Cambridge

Income Statement

Date 1/1/2019 To 1/31/2019 11:59:00 PM

| | | Month to Date | % | Year to Date | % |
|-----------------------|---------------------------|------------------|----------------|------------------|----------------|
| Operating | | | | | |
| <u>Income</u> | | | | | |
| Income | | | | | |
| 6310 | Assessment Income | 22,643.40 | 100.00% | 22,643.40 | 100.00% |
| 6360 | General/Admin Income | 0.00 | 0.00% | 0.00 | 0.00% |
| 6915 | Reserve Interest Income | 0.13 | 0.00% | 0.13 | 0.00% |
| Total Income | | 22,643.53 | 100.00% | 22,643.53 | 100.00% |
| Total Income | | 22,643.53 | 100.00% | 22,643.53 | 100.00% |
| <u>Expense</u> | | | | | |
| Expense | | | | | |
| 7010 | Management Fees | 333.00 | 4.35% | 333.00 | 4.35% |
| 7300 | Administrative Expenses | 33.92 | 0.44% | 33.92 | 0.44% |
| 8910 | Electricity - General | 26.12 | 0.34% | 26.12 | 0.34% |
| 8920 | Electricity Street Lights | 426.22 | 5.57% | 426.22 | 5.57% |
| 9200 | Gate Maintenance/Repair | 617.70 | 8.08% | 617.70 | 8.08% |
| 9210 | Gate Database Management | 75.00 | 0.98% | 75.00 | 0.98% |
| 9220 | Gate Telephone/Modem | 49.95 | 0.65% | 49.95 | 0.65% |
| 9600 | Landscape Maintenance | 5,700.00 | 74.52% | 5,700.00 | 74.52% |
| 9605 | Landscape Replacements | 135.00 | 1.76% | 135.00 | 1.76% |
| Total Expense | | 7,396.91 | 96.70% | 7,396.91 | 96.70% |
| Reserve | | | | | |
| 9905 | Reserves - Interest | 0.13 | 0.00% | 0.13 | 0.00% |
| 9910 | Paving | 126.07 | 1.65% | 126.07 | 1.65% |
| 9915 | Gate | 73.54 | 0.96% | 73.54 | 0.96% |
| 9930 | Unrestricted | 52.53 | 0.69% | 52.53 | 0.69% |
| Total Reserve | | 252.27 | 3.30% | 252.27 | 3.30% |
| Total Expense | | 7,649.18 | 100.00% | 7,649.18 | 100.00% |
| Net Income | | 14,994.35 | | 14,994.35 | |

Avalon Village - Cambridge

Budget Comparison Standard

Transaction 1/1/2019 To 1/31/2019 11:59:00 PM

| | | Current Month Operating | | | Year to Date Operating | | | |
|--------------------------|-----------------------------|-------------------------|-----------------|------------------|------------------------|-----------------|------------------|------------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | Annual |
| REVENUES | | | | | | | | |
| Income | | | | | | | | |
| 6310 | Assessment Income | 22,643.40 | 7,866.00 | 14,777.40 | 22,643.40 | 7,866.00 | 14,777.40 | 94,390.00 |
| 6915 | Reserve Interest Income | 0.13 | 0.00 | 0.13 | 0.13 | 0.00 | 0.13 | 0.00 |
| TOTAL Income | | <u>22,643.53</u> | <u>7,866.00</u> | <u>14,777.53</u> | <u>22,643.53</u> | <u>7,866.00</u> | <u>14,777.53</u> | <u>94,390.00</u> |
| TOTAL REVENUES | | <u>22,643.53</u> | <u>7,866.00</u> | <u>14,777.53</u> | <u>22,643.53</u> | <u>7,866.00</u> | <u>14,777.53</u> | <u>94,390.00</u> |
| EXPENSES | | | | | | | | |
| Expense | | | | | | | | |
| 7010 | Management Fees | 333.00 | 333.00 | 0.00 | 333.00 | 333.00 | 0.00 | 4,000.00 |
| 7020 | CPA Review/Tax Prep | 0.00 | 46.00 | 46.00 | 0.00 | 46.00 | 46.00 | 550.00 |
| 7300 | Administrative Expenses | 33.92 | 54.00 | 20.08 | 33.92 | 54.00 | 20.08 | 650.00 |
| 7355 | Bank Charges | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | 42.00 | 500.00 |
| 8910 | Electricity - General | 26.12 | 458.00 | 431.88 | 26.12 | 458.00 | 431.88 | 5,500.00 |
| 8920 | Electricity Street Lights | 426.22 | 0.00 | (426.22) | 426.22 | 0.00 | (426.22) | 0.00 |
| 9110 | General Maintenance & Rep | 0.00 | 83.00 | 83.00 | 0.00 | 83.00 | 83.00 | 1,000.00 |
| 9200 | Gate Maintenance/Repair | 617.70 | 250.00 | (367.70) | 617.70 | 250.00 | (367.70) | 3,000.00 |
| 9210 | Gate Database Managemer | 75.00 | 75.00 | 0.00 | 75.00 | 75.00 | 0.00 | 900.00 |
| 9220 | Gate Telephone/Modem | 49.95 | 44.00 | (5.95) | 49.95 | 44.00 | (5.95) | 530.00 |
| 9600 | Landscape Maintenance | 5,700.00 | 5,850.00 | 150.00 | 5,700.00 | 5,850.00 | 150.00 | 70,200.00 |
| 9605 | Landscape Replacements | 135.00 | 80.00 | (55.00) | 135.00 | 80.00 | (55.00) | 960.00 |
| 9650 | Irrigation Repairs | 0.00 | 50.00 | 50.00 | 0.00 | 50.00 | 50.00 | 600.00 |
| 9666 | Perimeter Vinyl Fence Maint | 0.00 | 167.00 | 167.00 | 0.00 | 167.00 | 167.00 | 2,000.00 |
| TOTAL Expense | | <u>7,396.91</u> | <u>7,532.00</u> | <u>135.09</u> | <u>7,396.91</u> | <u>7,532.00</u> | <u>135.09</u> | <u>90,390.00</u> |
| Reserve | | | | | | | | |
| 9905 | Reserves - Interest | 0.13 | 0.00 | (0.13) | 0.13 | 0.00 | (0.13) | 0.00 |
| 9910 | Paving | 126.07 | 167.00 | 40.93 | 126.07 | 167.00 | 40.93 | 2,000.00 |
| 9915 | Gate | 73.54 | 97.00 | 23.46 | 73.54 | 97.00 | 23.46 | 1,167.00 |
| 9930 | Unrestricted | 52.53 | 69.00 | 16.47 | 52.53 | 69.00 | 16.47 | 833.00 |
| TOTAL Reserve | | <u>252.27</u> | <u>333.00</u> | <u>80.73</u> | <u>252.27</u> | <u>333.00</u> | <u>80.73</u> | <u>4,000.00</u> |
| TOTAL EXPENSES | | <u>7,649.18</u> | <u>7,865.00</u> | <u>215.82</u> | <u>7,649.18</u> | <u>7,865.00</u> | <u>215.82</u> | <u>94,390.00</u> |
| Excess Revenue / Expense | | <u>14,994.35</u> | <u>1.00</u> | <u>14,993.35</u> | <u>14,994.35</u> | <u>1.00</u> | <u>14,993.35</u> | <u>0.00</u> |