



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For

Prepared For
The Homeowners Association of
Avalon Village - Carlisle

FOR THE PERIOD ENDED

January 31, 2019

Prepared by: Thea Simmons

Avalon Village - Carlisle

Balance Sheet **

As of 01/31/2019

Assets

Cash

1001 Sabal Palm Bank - Operating 7,161.01

Total Cash 7,161.01

Reserve

1002 Sabal Palm Bank - Reserves 5,552.70

Total Reserve 5,552.70

Accounts Receivable

1310 Assessments Receivable - Carlisle 1,191.26

Total Accounts Receivable 1,191.26

Current Asset

2100 Due From Operating 3,236.37

Total Current Asset 3,236.37

Total Assets

17,141.34

Liabilities & Equity

Accounts Payable

3010 Accounts Payable 54.82

Total Accounts Payable 54.82

Current Liabilities

3100 Due To Reserves 3,236.37

3310 Prepaid Owner Assessments-Master 4,695.43

Total Current Liabilities 7,931.80

Equity

5510 Prior Years Equity (3,949.77)

Profit/(Loss) 4,315.41

Total Equity 365.64

Reserve

5005 Reserves - Unallocable Interest 60.28

5010 Reserves -Paving 1,974.11

5015 Reserves - Gates 1,410.97

5016 Reserves - Unrestricted 5,343.72

Total Reserve 8,789.08

Total Liabilities & Equity

17,141.34

Avalon Village - Carlisle

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	5,364.67	99.94%	5,364.67	99.94%
6340	Late Fee Income	2.58	0.05%	2.58	0.05%
6360	General/Admin Income	0.00	0.00%	0.00	0.00%
6915	Reserve Interest Income	0.62	0.01%	0.62	0.01%
Total Income		5,367.87	100.00%	5,367.87	100.00%
Total Income		5,367.87	100.00%	5,367.87	100.00%
<u>Expense</u>					
Expense					
7010	Management Fees	272.00	25.84%	272.00	25.84%
7300	Administrative Expenses	34.85	3.31%	34.85	3.31%
8910	Electricity - General	47.08	4.47%	47.08	4.47%
9110	General Maintenance & Repair	300.00	28.50%	300.00	28.50%
9210	Gate Database Management	129.82	12.33%	129.82	12.33%
Total Expense		783.75	74.47%	783.75	74.47%
Reserve					
9905	Reserves - Interest	0.62	0.06%	0.62	0.06%
9910	Reserves -Paving	41.67	3.96%	41.67	3.96%
9915	Reserves -Gates	41.67	3.96%	41.67	3.96%
9916	Reserves - Unrestricted	184.75	17.55%	184.75	17.55%
Total Reserve		268.71	25.53%	268.71	25.53%
Total Expense		1,052.46	100.00%	1,052.46	100.00%
Net Income		4,315.41		4,315.41	

Avalon Village - Carlisle

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								
<u>Income</u>								
6310	Assessment Income	5,364.67	1,924.00	3,440.67	5,364.67	1,924.00	3,440.67	23,084.00
6340	Late Fee Income	2.58	0.00	2.58	2.58	0.00	2.58	0.00
6915	Reserve Interest Income	0.62	0.00	0.62	0.62	0.00	0.62	0.00
TOTAL Income		<u>5,367.87</u>	<u>1,924.00</u>	<u>3,443.87</u>	<u>5,367.87</u>	<u>1,924.00</u>	<u>3,443.87</u>	<u>23,084.00</u>
TOTAL REVENUES		<u>5,367.87</u>	<u>1,924.00</u>	<u>3,443.87</u>	<u>5,367.87</u>	<u>1,924.00</u>	<u>3,443.87</u>	<u>23,084.00</u>
EXPENSES								
<u>Expense</u>								
7010	Management Fees	272.00	268.00	(4.00)	272.00	268.00	(4.00)	3,216.00
7020	CPA Review/Tax Prep	0.00	46.00	46.00	0.00	46.00	46.00	550.00
7280	Insurance	0.00	108.00	108.00	0.00	108.00	108.00	1,300.00
7300	Administrative Expenses	34.85	60.00	25.15	34.85	60.00	25.15	725.00
8910	Electricity - General	47.08	25.00	(22.08)	47.08	25.00	(22.08)	300.00
8920	Electricity Street Lights	0.00	450.00	450.00	0.00	450.00	450.00	5,400.00
9110	General Maintenance & Rep	300.00	83.00	(217.00)	300.00	83.00	(217.00)	1,000.00
9113	Abatement/Force Mows	0.00	25.00	25.00	0.00	25.00	25.00	300.00
9200	Gate Maintenance/Repair	0.00	167.00	167.00	0.00	167.00	167.00	2,000.00
9210	Gate Database Managemer	129.82	75.00	(54.82)	129.82	75.00	(54.82)	900.00
9220	Gate Telephone/Modem	0.00	98.00	98.00	0.00	98.00	98.00	1,176.00
9600	Landscape Maintenance	0.00	167.00	167.00	0.00	167.00	167.00	2,000.00
9655	Tree Removal/Trimming	0.00	83.00	83.00	0.00	83.00	83.00	1,000.00
TOTAL Expense		<u>783.75</u>	<u>1,655.00</u>	<u>871.25</u>	<u>783.75</u>	<u>1,655.00</u>	<u>871.25</u>	<u>19,867.00</u>
<u>Reserve</u>								
9905	Reserves - Interest	0.62	0.00	(0.62)	0.62	0.00	(0.62)	0.00
9910	Reserves -Paving	41.67	42.00	0.33	41.67	42.00	0.33	500.00
9915	Reserves -Gates	41.67	42.00	0.33	41.67	42.00	0.33	500.00
9916	Reserves - Unrestricted	184.75	185.00	0.25	184.75	185.00	0.25	2,217.00
TOTAL Reserve		<u>268.71</u>	<u>269.00</u>	<u>0.29</u>	<u>268.71</u>	<u>269.00</u>	<u>0.29</u>	<u>3,217.00</u>
TOTAL EXPENSES		<u>1,052.46</u>	<u>1,924.00</u>	<u>871.54</u>	<u>1,052.46</u>	<u>1,924.00</u>	<u>871.54</u>	<u>23,084.00</u>
Excess Revenue / Expense		<u>4,315.41</u>	<u>0.00</u>	<u>4,315.41</u>	<u>4,315.41</u>	<u>0.00</u>	<u>4,315.41</u>	<u>0.00</u>