



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For

Prepared For
The Homeowners Association of
Avalon Village - Carlisle

FOR THE PERIOD ENDED

January 31, 2020

Avalon Village - Carlisle

Balance Sheet **

As of 01/31/2020

Assets

Cash

1001 Sabal Palm Bank - Operating 10,248.20

Total Cash 10,248.20

Reserve

1002 Sabal Palm Bank - Reserves 12,355.91

Total Reserve 12,355.91

Accounts Receivable

1310 Assessments Receivable - Carlisle 670.22

Total Accounts Receivable 670.22

Current Asset

1650 Prepaid Expense 151.11

Total Current Asset 151.11

Total Assets

23,425.44

Liabilities & Equity

Accounts Payable

3010 Accounts Payable 157.09

Total Accounts Payable 157.09

Current Liabilities

3020 Accrued Expenses 51.57

3310 Prepaid Owner Assessments-Master 3,011.93

Total Current Liabilities 3,063.50

Equity

5510 Prior Years Equity 2,725.25

Profit/(Loss) 5,123.58

Total Equity 7,848.83

Reserve

5005 Reserves - Unallocable Interest 80.82

5010 Reserves -Paving 2,770.15

5015 Reserves - Gates 2,026.43

5016 Reserves - Unrestricted 7,478.62

Total Reserve 12,356.02

Total Liabilities & Equity

23,425.44

Avalon Village - Carlisle

Income Statement

Date 1/1/2020 To 1/31/2020 11:59:00 PM

| | | Month to Date | % | Year to Date | % |
|----------------------|--------------------------|-----------------|----------------|-----------------|----------------|
| Operating | | | | | |
| Income | | | | | |
| Income | | | | | |
| 6310 | Assessment Income | 6,587.68 | 99.94% | 6,587.68 | 99.94% |
| 6340 | Late Fee Income | 1.65 | 0.03% | 1.65 | 0.03% |
| 6915 | Reserve Interest Income | 2.50 | 0.04% | 2.50 | 0.04% |
| Total Income | | 6,591.83 | 100.00% | 6,591.83 | 100.00% |
| Total Income | | 6,591.83 | 100.00% | 6,591.83 | 100.00% |
| Expense | | | | | |
| Expense | | | | | |
| 7010 | Management Fees | 268.00 | 18.25% | 268.00 | 18.25% |
| 7300 | Administrative Expenses | 50.63 | 3.45% | 50.63 | 3.45% |
| 8910 | Electricity - General | 51.57 | 3.51% | 51.57 | 3.51% |
| 9200 | Gate Maintenance/Repair | 451.14 | 30.73% | 451.14 | 30.73% |
| 9210 | Gate Database Management | 75.00 | 5.11% | 75.00 | 5.11% |
| Total Expense | | 896.34 | 61.05% | 896.34 | 61.05% |
| Reserve | | | | | |
| 9905 | Reserves - Interest | 2.50 | 0.17% | 2.50 | 0.17% |
| 9910 | Reserves -Paving | 333.33 | 22.70% | 333.33 | 22.70% |
| 9915 | Reserves -Gates | 152.75 | 10.40% | 152.75 | 10.40% |
| 9916 | Reserves - Unrestricted | 83.33 | 5.68% | 83.33 | 5.68% |
| Total Reserve | | 571.91 | 38.95% | 571.91 | 38.95% |
| Total Expense | | 1,468.25 | 100.00% | 1,468.25 | 100.00% |
| Net Income | | 5,123.58 | | 5,123.58 | |

Avalon Village - Carlisle

Budget Comparison Standard

Transaction 1/1/2020 To 1/31/2020 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 | 6,587.68 | 2,191.00 | 4,396.68 | 6,587.68 | 2,191.00 | 4,396.68 | 26,294.00 |
| 6340 | Late Fee Income | 1.65 | 0.00 | 1.65 | 1.65 | 0.00 | 1.65 | 0.00 |
| 6915 | Reserve Interest Income | 2.50 | 0.00 | 2.50 | 2.50 | 0.00 | 2.50 | 0.00 |
| TOTAL Income | | <u>6,591.83</u> | <u>2,191.00</u> | <u>4,400.83</u> | <u>6,591.83</u> | <u>2,191.00</u> | <u>4,400.83</u> | <u>26,294.00</u> |
| TOTAL REVENUES | | <u>6,591.83</u> | <u>2,191.00</u> | <u>4,400.83</u> | <u>6,591.83</u> | <u>2,191.00</u> | <u>4,400.83</u> | <u>26,294.00</u> |
| EXPENSES | | | | | | | | |
| <u>Expense</u> | | | | | | | | |
| 7010 | Management Fees | 268.00 | 272.00 | 4.00 | 268.00 | 272.00 | 4.00 | 3,264.00 |
| 7020 | CPA Review/Tax Prep | 0.00 | 46.00 | 46.00 | 0.00 | 46.00 | 46.00 | 550.00 |
| 7300 | Administrative Expenses | 50.63 | 42.00 | (8.63) | 50.63 | 42.00 | (8.63) | 500.00 |
| 7990 | Anticipated Uncollectible As | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | 42.00 | 500.00 |
| 8910 | Electricity - General | 51.57 | 56.00 | 4.43 | 51.57 | 56.00 | 4.43 | 667.00 |
| 9110 | General Maintenance & Rep | 0.00 | 238.00 | 238.00 | 0.00 | 238.00 | 238.00 | 2,860.00 |
| 9113 | Abatement/Force Mows | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | 42.00 | 500.00 |
| 9200 | Gate Maintenance/Repair | 451.14 | 458.00 | 6.86 | 451.14 | 458.00 | 6.86 | 5,500.00 |
| 9210 | Gate Database Managemer | 75.00 | 135.00 | 60.00 | 75.00 | 135.00 | 60.00 | 1,620.00 |
| 9220 | Gate Telephone/Modem | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | 42.00 | 500.00 |
| 9600 | Landscape Maintenance | 0.00 | 250.00 | 250.00 | 0.00 | 250.00 | 250.00 | 3,000.00 |
| TOTAL Expense | | <u>896.34</u> | <u>1,623.00</u> | <u>726.66</u> | <u>896.34</u> | <u>1,623.00</u> | <u>726.66</u> | <u>19,461.00</u> |
| <u>Reserve</u> | | | | | | | | |
| 9905 | Reserves - Interest | 2.50 | 0.00 | (2.50) | 2.50 | 0.00 | (2.50) | 0.00 |
| 9910 | Reserves -Paving | 333.33 | 333.00 | (0.33) | 333.33 | 333.00 | (0.33) | 4,000.00 |
| 9915 | Reserves -Gates | 152.75 | 153.00 | 0.25 | 152.75 | 153.00 | 0.25 | 1,833.00 |
| 9916 | Reserves - Unrestricted | 83.33 | 83.00 | (0.33) | 83.33 | 83.00 | (0.33) | 1,000.00 |
| TOTAL Reserve | | <u>571.91</u> | <u>569.00</u> | <u>(2.91)</u> | <u>571.91</u> | <u>569.00</u> | <u>(2.91)</u> | <u>6,833.00</u> |
| TOTAL EXPENSES | | <u>1,468.25</u> | <u>2,192.00</u> | <u>723.75</u> | <u>1,468.25</u> | <u>2,192.00</u> | <u>723.75</u> | <u>26,294.00</u> |
| Excess Revenue / Expense | | <u>5,123.58</u> | <u>(1.00)</u> | <u>5,124.58</u> | <u>5,123.58</u> | <u>(1.00)</u> | <u>5,124.58</u> | <u>0.00</u> |