



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For
The Homeowners Association of
Avalon Village - Cambridge

FOR THE PERIOD ENDED

January 31, 2021

Avalon Village - Cambridge

Balance Sheet **

As of 01/31/2021

Assets

Cash

1001	Sabal Palm Bank- Operating	3,729.80
1002	Sabal Palm Bank- Reserves	10,783.76

Total Cash 14,513.56

Accounts Receivable

1310	Assessments Receivable - Cambridge	14,482.55
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Total Accounts Receivable 14,482.55

Current Asset

1650	Other Prepaid Expense	6,075.00
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Total Current Asset 6,075.00

Total Assets

35,071.11

Liabilities & Equity

Accounts Payable

3010	Accounts Payable	6,167.52
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Total Accounts Payable 6,167.52

Current Liabilities

3020	Accrued Expenses	423.00
3310	Prepaid Owner Assessments-Master	4,352.10

Total Current Liabilities 4,775.10

Equity

5510	Prior Years Equity	(4,058.83)
	Profit/(Loss)	17,404.58

Total Equity 13,345.75

Reserve

5005	Reserves - Unallocable Interest	12.05
5010	Paving	5,884.81
5015	Gates	3,167.69
5030	Unrestricted	1,718.19

Total Reserve 10,782.74

Total Liabilities & Equity

35,071.11

Avalon Village - Cambridge

Income Statement

Date 1/1/2021 To 1/31/2021 11:59:00 PM

Month to Date % Year to Date %

Operating

Income

Income

6310	Assessment Income	24,885.00	100.00%	24,885.00	100.00%
6360	General/Admin Income	0.00	0.00%	0.00	0.00%
6915	Reserve Interest Income	0.88	0.00%	0.88	0.00%

Total Income	24,885.88	100.00%	24,885.88	100.00%
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Total Income	24,885.88	100.00%	24,885.88	100.00%
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Expense

Expense

7010	Management Fees	333.00	4.45%	333.00	4.45%
7300	Administrative Expenses	83.11	1.11%	83.11	1.11%
8910	Electricity - General	32.69	0.44%	32.69	0.44%
8920	Electricity Street Lights	423.00	5.65%	423.00	5.65%
9210	Gate Database Management	75.00	1.00%	75.00	1.00%
9220	Gate Telephone/Modem	41.95	0.56%	41.95	0.56%
9600	Landscape Maintenance	6,075.00	81.20%	6,075.00	81.20%

Total Expense	7,063.75	94.42%	7,063.75	94.42%
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Reserve

9905	Reserves - Interest	0.88	0.01%	0.88	0.01%
9910	Paving	250.00	3.34%	250.00	3.34%
9915	Gate	125.00	1.67%	125.00	1.67%
9930	Unrestricted	41.67	0.56%	41.67	0.56%

Total Reserve	417.55	5.58%	417.55	5.58%
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Total Expense	7,481.30	100.00%	7,481.30	100.00%
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Net Income	17,404.58		17,404.58	
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Avalon Village - Cambridge

Budget Comparison Standard

Transaction 1/1/2021 To 1/31/2021 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
Income								
6310	Assessment Income	24,885.00	8,085.00	16,800.00	24,885.00	8,085.00	16,800.00	97,021.00
6915	Reserve Interest Income	0.88	0.00	0.88	0.88	0.00	0.88	0.00
TOTAL Income		<u>24,885.88</u>	<u>8,085.00</u>	<u>16,800.88</u>	<u>24,885.88</u>	<u>8,085.00</u>	<u>16,800.88</u>	<u>97,021.00</u>
TOTAL REVENUES		<u>24,885.88</u>	<u>8,085.00</u>	<u>16,800.88</u>	<u>24,885.88</u>	<u>8,085.00</u>	<u>16,800.88</u>	<u>97,021.00</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	83.11	63.00	(20.11)	83.11	63.00	(20.11)	750.00
7990	Bad Debt Expense	0.00	25.00	25.00	0.00	25.00	25.00	300.00
8910	Electricity - General	32.69	25.00	(7.69)	32.69	25.00	(7.69)	300.00
8920	Electricity Street Lights	423.00	493.00	70.00	423.00	493.00	70.00	5,921.00
9110	General Maintenance & Rep	0.00	42.00	42.00	0.00	42.00	42.00	500.00
9200	Gate Maintenance/Repair	0.00	167.00	167.00	0.00	167.00	167.00	2,000.00
9210	Gate Database Managemer	75.00	75.00	0.00	75.00	75.00	0.00	900.00
9220	Gate Telephone/Modem	41.95	42.00	0.05	41.95	42.00	0.05	500.00
9600	Landscape Maintenance	6,075.00	5,850.00	(225.00)	6,075.00	5,850.00	(225.00)	70,200.00
9605	Landscape Replacements	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
9650	Irrigation Repairs	0.00	50.00	50.00	0.00	50.00	50.00	600.00
9666	Perimeter Vinyl Fence Main	0.00	42.00	42.00	0.00	42.00	42.00	500.00
TOTAL Expense		<u>7,063.75</u>	<u>7,670.00</u>	<u>606.25</u>	<u>7,063.75</u>	<u>7,670.00</u>	<u>606.25</u>	<u>92,021.00</u>
Reserve								
9905	Reserves - Interest	0.88	0.00	(0.88)	0.88	0.00	(0.88)	0.00
9910	Paving	250.00	250.00	0.00	250.00	250.00	0.00	3,000.00
9915	Gate	125.00	125.00	0.00	125.00	125.00	0.00	1,500.00
9930	Unrestricted	41.67	42.00	0.33	41.67	42.00	0.33	500.00
TOTAL Reserve		<u>417.55</u>	<u>417.00</u>	<u>(0.55)</u>	<u>417.55</u>	<u>417.00</u>	<u>(0.55)</u>	<u>5,000.00</u>
TOTAL EXPENSES		<u>7,481.30</u>	<u>8,087.00</u>	<u>605.70</u>	<u>7,481.30</u>	<u>8,087.00</u>	<u>605.70</u>	<u>97,021.00</u>
Excess Revenue / Expense		<u>17,404.58</u>	<u>(2.00)</u>	<u>17,406.58</u>	<u>17,404.58</u>	<u>(2.00)</u>	<u>17,406.58</u>	<u>0.00</u>