



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For
The Homeowners Association of
Avalon Village - Carlisle

FOR THE PERIOD ENDED

January 31, 2021

Avalon Village - Carlisle

Balance Sheet **

As of 01/31/2021

| | | |
|---------------------------------------|-----------------------------------|-------------------------|
| Assets | | |
| <u>Cash</u> | | |
| 1001 | Sabal Palm Bank - Operating | 37,369.03 |
| <u>Total Cash</u> | | 37,369.03 |
| <u>Reserve</u> | | |
| 1002 | Sabal Palm Bank - Reserves | 19,207.62 |
| <u>Total Reserve</u> | | 19,207.62 |
| <u>Accounts Receivable</u> | | |
| 1310 | Assessments Receivable - Carlisle | 15,785.10 |
| <u>Total Accounts Receivable</u> | | 15,785.10 |
| <i>Total Assets</i> | | <u><u>72,361.75</u></u> |
| Liabilities & Equity | | |
| <u>Accounts Payable</u> | | |
| 3010 | Accounts Payable | 465.40 |
| <u>Total Accounts Payable</u> | | 465.40 |
| <u>Current Liabilities</u> | | |
| 3310 | Prepaid Owner Assessments-Master | 746.31 |
| 3350 | General Liabilities | 137.24 |
| <u>Total Current Liabilities</u> | | 883.55 |
| <u>Liability</u> | | |
| 3340 | SPB Loan /gate & fence | 78,012.01 |
| <u>Total Liability</u> | | 78,012.01 |
| <u>Equity</u> | | |
| 5510 | Prior Years Equity | (29,565.26) |
| | Profit/(Loss) | 3,357.53 |
| <u>Total Equity</u> | | (26,207.73) |
| <u>Reserve</u> | | |
| 5005 | Reserves - Unallocable Interest | 100.40 |
| 5010 | Reserves -Paving | 6,770.11 |
| 5015 | Reserves - Gates | 3,859.43 |
| 5016 | Reserves - Unrestricted | 8,478.58 |
| <u>Total Reserve</u> | | 19,208.52 |
| <i>Total Liabilities & Equity</i> | | <u><u>72,361.75</u></u> |

Avalon Village - Carlisle

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 | 6,475.26 | 62.89% | 6,475.26 | 62.89% |
| 6315 | Special Assessments - Carlisle | 3,793.54 | 36.85% | 3,793.54 | 36.85% |
| 6345 | NSF Fee Income | 25.00 | 0.24% | 25.00 | 0.24% |
| 6360 | General/Admin Income | 0.00 | 0.00% | 0.00 | 0.00% |
| 6915 | Reserve Interest Income | 1.57 | 0.02% | 1.57 | 0.02% |

| | | | | | |
|---------------------|--|------------------|----------------|------------------|----------------|
| Total Income | | 10,295.37 | 100.00% | 10,295.37 | 100.00% |
|---------------------|--|------------------|----------------|------------------|----------------|

| | | | | | |
|---------------------|--|------------------|----------------|------------------|----------------|
| Total Income | | 10,295.37 | 100.00% | 10,295.37 | 100.00% |
|---------------------|--|------------------|----------------|------------------|----------------|

Expense

Expense

| | | | | | |
|------|--------------------------|----------|--------|----------|--------|
| 7010 | Management Fees | 268.00 | 3.86% | 268.00 | 3.86% |
| 7270 | Loan Interest | 407.80 | 5.88% | 407.80 | 5.88% |
| 7300 | Administrative Expenses | 166.64 | 2.40% | 166.64 | 2.40% |
| 8910 | Electricity - General | 43.94 | 0.63% | 43.94 | 0.63% |
| 9200 | Gate Maintenance/Repair | 5,230.20 | 75.39% | 5,230.20 | 75.39% |
| 9210 | Gate Database Management | 250.28 | 3.61% | 250.28 | 3.61% |

| | | | | | |
|----------------------|--|-----------------|---------------|-----------------|---------------|
| Total Expense | | 6,366.86 | 91.77% | 6,366.86 | 91.77% |
|----------------------|--|-----------------|---------------|-----------------|---------------|

Reserve

| | | | | | |
|------|-------------------------|--------|-------|--------|-------|
| 9905 | Reserves - Interest | 1.57 | 0.02% | 1.57 | 0.02% |
| 9910 | Reserves -Paving | 333.33 | 4.80% | 333.33 | 4.80% |
| 9915 | Reserves -Gates | 152.75 | 2.20% | 152.75 | 2.20% |
| 9916 | Reserves - Unrestricted | 83.33 | 1.20% | 83.33 | 1.20% |

| | | | | | |
|----------------------|--|---------------|--------------|---------------|--------------|
| Total Reserve | | 570.98 | 8.23% | 570.98 | 8.23% |
|----------------------|--|---------------|--------------|---------------|--------------|

| | | | | | |
|----------------------|--|-----------------|----------------|-----------------|----------------|
| Total Expense | | 6,937.84 | 100.00% | 6,937.84 | 100.00% |
|----------------------|--|-----------------|----------------|-----------------|----------------|

| | | | | | |
|-------------------|--|-----------------|--|-----------------|--|
| Net Income | | 3,357.53 | | 3,357.53 | |
|-------------------|--|-----------------|--|-----------------|--|

Avalon Village - Carlisle

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 | 6,475.26 | 2,191.00 | 4,284.26 | 6,475.26 | 2,191.00 | 4,284.26 | 26,294.00 |
| 6315 | Special Assessments - Carl | 3,793.54 | 3,794.00 | (0.46) | 3,793.54 | 3,794.00 | (0.46) | 45,522.48 |
| 6345 | NSF Fee Income | 25.00 | 0.00 | 25.00 | 25.00 | 0.00 | 25.00 | 0.00 |
| 6915 | Reserve Interest Income | 1.57 | 0.00 | 1.57 | 1.57 | 0.00 | 1.57 | 0.00 |
| TOTAL Income | | <u>10,295.37</u> | <u>5,985.00</u> | <u>4,310.37</u> | <u>10,295.37</u> | <u>5,985.00</u> | <u>4,310.37</u> | <u>71,816.48</u> |
| TOTAL REVENUES | | <u>10,295.37</u> | <u>5,985.00</u> | <u>4,310.37</u> | <u>10,295.37</u> | <u>5,985.00</u> | <u>4,310.37</u> | <u>71,816.48</u> |
| EXPENSES | | | | | | | | |
| Expense | | | | | | | | |
| 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 |
| 7270 | Loan Interest | 407.80 | 3,794.00 | 3,386.20 | 407.80 | 3,794.00 | 3,386.20 | 45,522.48 |
| 7300 | Administrative Expenses | 166.64 | 42.00 | (124.64) | 166.64 | 42.00 | (124.64) | 500.00 |
| 7990 | Anticipated Uncollectible As | 0.00 | 42.00 | 42.00 | 0.00 | 42.00 | 42.00 | 500.00 |
| 8910 | Electricity - General | 43.94 | 56.00 | 12.06 | 43.94 | 56.00 | 12.06 | 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 | 5,230.20 | 458.00 | (4,772.20) | 5,230.20 | 458.00 | (4,772.20) | 5,500.00 |
| 9210 | Gate Database Managemer | 250.28 | 135.00 | (115.28) | 250.28 | 135.00 | (115.28) | 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>6,366.86</u> | <u>5,417.00</u> | <u>(949.86)</u> | <u>6,366.86</u> | <u>5,417.00</u> | <u>(949.86)</u> | <u>64,983.48</u> |
| Reserve | | | | | | | | |
| 9905 | Reserves - Interest | 1.57 | 0.00 | (1.57) | 1.57 | 0.00 | (1.57) | 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>570.98</u> | <u>569.00</u> | <u>(1.98)</u> | <u>570.98</u> | <u>569.00</u> | <u>(1.98)</u> | <u>6,833.00</u> |
| TOTAL EXPENSES | | <u>6,937.84</u> | <u>5,986.00</u> | <u>(951.84)</u> | <u>6,937.84</u> | <u>5,986.00</u> | <u>(951.84)</u> | <u>71,816.48</u> |
| Excess Revenue / Expense | | <u>3,357.53</u> | <u>(1.00)</u> | <u>3,358.53</u> | <u>3,357.53</u> | <u>(1.00)</u> | <u>3,358.53</u> | <u>0.00</u> |