



# **MONTHLY FINANCIAL STATEMENTS**

**(UNAUDITED)**

Prepared For

Prepared For  
The Homeowners Association of  
Avalon Village - Carlisle

FOR THE PERIOD ENDED

**February 29, 2020**

Avalon Village - Carlisle

Balance Sheet \*\*

As of 02/29/2020

**Assets**

Cash

1001 Sabal Palm Bank - Operating 8,774.02

Total Cash 8,774.02

Reserve

1002 Sabal Palm Bank - Reserves 12,927.79

Total Reserve 12,927.79

Accounts Receivable

1310 Assessments Receivable - Carlisle 579.28

Total Accounts Receivable 579.28

Current Asset

1650 Prepaid Expense 151.23

Total Current Asset 151.23

*Total Assets*

22,432.32

**Liabilities & Equity**

Accounts Payable

3010 Accounts Payable 151.23

Total Accounts Payable 151.23

Current Liabilities

3020 Accrued Expenses 52.10

3310 Prepaid Owner Assessments-Master 3,234.62

Total Current Liabilities 3,286.72

Equity

5510 Prior Years Equity 2,725.25

Profit/(Loss) 3,341.22

Total Equity 6,066.47

Reserve

5005 Reserves - Unallocable Interest 83.29

5010 Reserves -Paving 3,103.48

5015 Reserves - Gates 2,179.18

5016 Reserves - Unrestricted 7,561.95

Total Reserve 12,927.90

*Total Liabilities & Equity*

22,432.32

## Avalon Village - Carlisle

### Income Statement

Date 2/1/2020 To 2/29/2020 11:59:00 PM

		Month to Date	%	Year to Date	%
<b>Operating</b>					
<b><u>Income</u></b>					
<b>Income</b>					
6310	Assessment Income	0.00	0.00%	6,587.68	99.79%
6340	Late Fee Income	7.17	74.38%	8.82	0.13%
6915	Reserve Interest Income	2.47	25.62%	4.97	0.08%
<b>Total Income</b>		<b>9.64</b>	<b>100.00%</b>	<b>6,601.47</b>	<b>100.00%</b>
<b>Total Income</b>		<b>9.64</b>	<b>100.00%</b>	<b>6,601.47</b>	<b>100.00%</b>
<b><u>Expense</u></b>					
<b>Expense</b>					
7010	Management Fees	268.00	14.96%	536.00	16.44%
7020	CPA Review/Tax Prep	550.00	30.69%	550.00	16.87%
7300	Administrative Expenses	28.91	1.61%	79.54	2.44%
8910	Electricity - General	52.10	2.91%	103.67	3.18%
9200	Gate Maintenance/Repair	95.00	5.30%	546.14	16.75%
9210	Gate Database Management	226.11	12.62%	301.11	9.24%
<b>Total Expense</b>		<b>1,220.12</b>	<b>68.09%</b>	<b>2,116.46</b>	<b>64.92%</b>
<b>Reserve</b>					
9905	Reserves - Interest	2.47	0.14%	4.97	0.15%
9910	Reserves -Paving	333.33	18.60%	666.66	20.45%
9915	Reserves -Gates	152.75	8.52%	305.50	9.37%
9916	Reserves - Unrestricted	83.33	4.65%	166.66	5.11%
<b>Total Reserve</b>		<b>571.88</b>	<b>31.91%</b>	<b>1,143.79</b>	<b>35.08%</b>
<b>Total Expense</b>		<b>1,792.00</b>	<b>100.00%</b>	<b>3,260.25</b>	<b>100.00%</b>
<b>Net Income</b>		<b>(1,782.36)</b>		<b>3,341.22</b>	

# Avalon Village - Carlisle

## Budget Comparison Standard

Transaction 2/1/2020 To 2/29/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual	
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>REVENUES</b>								
<b><u>Income</u></b>								
6310	Assessment Income	0.00	2,191.00	(2,191.00)	6,587.68	4,382.00	2,205.68	26,294.00
6340	Late Fee Income	7.17	0.00	7.17	8.82	0.00	8.82	0.00
6915	Reserve Interest Income	2.47	0.00	2.47	4.97	0.00	4.97	0.00
	TOTAL Income	<u>9.64</u>	<u>2,191.00</u>	<u>(2,181.36)</u>	<u>6,601.47</u>	<u>4,382.00</u>	<u>2,219.47</u>	<u>26,294.00</u>
	TOTAL REVENUES	<u>9.64</u>	<u>2,191.00</u>	<u>(2,181.36)</u>	<u>6,601.47</u>	<u>4,382.00</u>	<u>2,219.47</u>	<u>26,294.00</u>
<b>EXPENSES</b>								
<b><u>Expense</u></b>								
7010	Management Fees	268.00	272.00	4.00	536.00	544.00	8.00	3,264.00
7020	CPA Review/Tax Prep	550.00	46.00	(504.00)	550.00	92.00	(458.00)	550.00
7300	Administrative Expenses	28.91	42.00	13.09	79.54	84.00	4.46	500.00
7990	Anticipated Uncollectible As	0.00	42.00	42.00	0.00	84.00	84.00	500.00
8910	Electricity - General	52.10	56.00	3.90	103.67	112.00	8.33	667.00
9110	General Maintenance & Rep	0.00	238.00	238.00	0.00	476.00	476.00	2,860.00
9113	Abatement/Force Mows	0.00	42.00	42.00	0.00	84.00	84.00	500.00
9200	Gate Maintenance/Repair	95.00	458.00	363.00	546.14	916.00	369.86	5,500.00
9210	Gate Database Managemer	226.11	135.00	(91.11)	301.11	270.00	(31.11)	1,620.00
9220	Gate Telephone/Modem	0.00	42.00	42.00	0.00	84.00	84.00	500.00
9600	Landscape Maintenance	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
	TOTAL Expense	<u>1,220.12</u>	<u>1,623.00</u>	<u>402.88</u>	<u>2,116.46</u>	<u>3,246.00</u>	<u>1,129.54</u>	<u>19,461.00</u>
<b><u>Reserve</u></b>								
9905	Reserves - Interest	2.47	0.00	(2.47)	4.97	0.00	(4.97)	0.00
9910	Reserves -Paving	333.33	333.00	(0.33)	666.66	666.00	(0.66)	4,000.00
9915	Reserves -Gates	152.75	153.00	0.25	305.50	306.00	0.50	1,833.00
9916	Reserves - Unrestricted	83.33	83.00	(0.33)	166.66	166.00	(0.66)	1,000.00
	TOTAL Reserve	<u>571.88</u>	<u>569.00</u>	<u>(2.88)</u>	<u>1,143.79</u>	<u>1,138.00</u>	<u>(5.79)</u>	<u>6,833.00</u>
	TOTAL EXPENSES	<u>1,792.00</u>	<u>2,192.00</u>	<u>400.00</u>	<u>3,260.25</u>	<u>4,384.00</u>	<u>1,123.75</u>	<u>26,294.00</u>
	Excess Revenue / Expense	<u>(1,782.36)</u>	<u>(1.00)</u>	<u>(1,781.36)</u>	<u>3,341.22</u>	<u>(2.00)</u>	<u>3,343.22</u>	<u>0.00</u>