



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For

Prepared For
The Homeowners Association of
Avalon Village - Cambridge

FOR THE PERIOD ENDED

April 30, 2020

Avalon Village - Cambridge

Balance Sheet **

As of 04/30/2020

Assets

Cash

1001	Sabal Palm Bank- Operating	18,864.81
1002	Sabal Palm Bank- Reserves	7,029.00

Total Cash 25,893.81

Accounts Receivable

1310	Assessments Receivable - Cambridge	6,445.34
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Total Accounts Receivable 6,445.34

Current Asset

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

Total Assets

38,414.15

Liabilities & Equity

Accounts Payable

3010	Accounts Payable	6,100.30
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Total Accounts Payable 6,100.30

Current Liabilities

3020	Accrued Expenses	413.14
3310	Prepaid Owner Assessments-Master	5,046.05

Total Current Liabilities 5,459.19

Equity

5510	Prior Years Equity	64.07
	Profit/(Loss)	19,761.61

Total Equity 19,825.68

Reserve

5005	Reserves - Unallocable Interest	8.32
5010	Paving	3,634.81
5015	Gates	2,042.69
5030	Unrestricted	1,343.16

Total Reserve 7,028.98

Total Liabilities & Equity

38,414.15

Avalon Village - Cambridge

Income Statement

Date 4/1/2020 To 4/30/2020 11:59:00 PM

		Month to Date	%	Year to Date	%
Operating					
<u>Income</u>					
Income					
6310	Assessment Income	25,200.00	99.88%	50,400.00	99.85%
6340	Late Fee Income	31.20	0.12%	59.78	0.12%
6345	NSF Fee Income	0.00	0.00%	12.74	0.03%
6360	General/Admin Income	0.00	0.00%	0.00	0.00%
6915	Reserve Interest Income	0.28	0.00%	2.48	0.00%
Total Income		25,231.48	100.00%	50,475.00	100.00%
Total Income		25,231.48	100.00%	50,475.00	100.00%
<u>Expense</u>					
Expense					
7010	Management Fees	333.00	4.49%	1,332.00	4.34%
7020	CPA Review/Tax Prep	0.00	0.00%	550.00	1.79%
7300	Administrative Expenses	34.56	0.47%	146.67	0.48%
8910	Electricity - General	25.30	0.34%	110.39	0.36%
8920	Electricity Street Lights	413.14	5.57%	1,686.87	5.49%
9200	Gate Maintenance/Repair	0.00	0.00%	190.00	0.62%
9210	Gate Database Management	75.00	1.01%	300.00	0.98%
9220	Gate Telephone/Modem	39.95	0.54%	179.80	0.59%
9600	Landscape Maintenance	6,075.00	81.95%	24,300.00	79.12%
9650	Irrigation Repairs	0.00	0.00%	350.00	1.14%
Total Expense		6,995.95	94.38%	29,145.73	94.90%
Reserve					
9905	Reserves - Interest	0.28	0.00%	2.48	0.01%
9910	Paving	250.00	3.37%	939.10	3.06%
9915	Gate	125.00	1.69%	469.55	1.53%
9930	Unrestricted	41.67	0.56%	156.53	0.51%
Total Reserve		416.95	5.62%	1,567.66	5.10%
Total Expense		7,412.90	100.00%	30,713.39	100.00%
Net Income		17,818.58		19,761.61	

Avalon Village - Cambridge

Budget Comparison Standard

Transaction 4/1/2020 To 4/30/2020 11:59:00 PM

		Current Month Consolidated			Year to Date Consolidated			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
Income								
6310	Assessment Income	25,200.00	8,085.00	17,115.00	50,400.00	32,340.00	18,060.00	97,021.00
6340	Late Fee Income	31.20	0.00	31.20	59.78	0.00	59.78	0.00
6345	NSF Fee Income	0.00	0.00	0.00	12.74	0.00	12.74	0.00
6915	Reserve Interest Income	0.28	0.00	0.28	2.48	0.00	2.48	0.00
TOTAL Income		<u>25,231.48</u>	<u>8,085.00</u>	<u>17,146.48</u>	<u>50,475.00</u>	<u>32,340.00</u>	<u>18,135.00</u>	<u>97,021.00</u>
TOTAL REVENUES		<u>25,231.48</u>	<u>8,085.00</u>	<u>17,146.48</u>	<u>50,475.00</u>	<u>32,340.00</u>	<u>18,135.00</u>	<u>97,021.00</u>
EXPENSES								
Expense								
7010	Management Fees	333.00	333.00	0.00	1,332.00	1,332.00	0.00	4,000.00
7020	CPA Review/Tax Prep	0.00	46.00	46.00	550.00	184.00	(366.00)	550.00
7300	Administrative Expenses	34.56	63.00	28.44	146.67	252.00	105.33	750.00
7370	Anticipated Uncollectible As	0.00	25.00	25.00	0.00	100.00	100.00	300.00
8910	Electricity - General	25.30	25.00	(0.30)	110.39	100.00	(10.39)	300.00
8920	Electricity Street Lights	413.14	493.00	79.86	1,686.87	1,972.00	285.13	5,921.00
9110	General Maintenance & Rep	0.00	42.00	42.00	0.00	168.00	168.00	500.00
9200	Gate Maintenance/Repair	0.00	167.00	167.00	190.00	668.00	478.00	2,000.00
9210	Gate Database Managemer	75.00	75.00	0.00	300.00	300.00	0.00	900.00
9220	Gate Telephone/Modem	39.95	42.00	2.05	179.80	168.00	(11.80)	500.00
9600	Landscape Maintenance	6,075.00	5,850.00	(225.00)	24,300.00	23,400.00	(900.00)	70,200.00
9605	Landscape Replacements	0.00	417.00	417.00	0.00	1,668.00	1,668.00	5,000.00
9650	Irrigation Repairs	0.00	50.00	50.00	350.00	200.00	(150.00)	600.00
9666	Perimeter Vinyl Fence Maint	0.00	42.00	42.00	0.00	168.00	168.00	500.00
TOTAL Expense		<u>6,995.95</u>	<u>7,670.00</u>	<u>674.05</u>	<u>29,145.73</u>	<u>30,680.00</u>	<u>1,534.27</u>	<u>92,021.00</u>
Reserve								
9905	Reserves - Interest	0.28	0.00	(0.28)	2.48	0.00	(2.48)	0.00
9910	Paving	250.00	250.00	0.00	939.10	1,000.00	60.90	3,000.00
9915	Gate	125.00	125.00	0.00	469.55	500.00	30.45	1,500.00
9930	Unrestricted	41.67	42.00	0.33	156.53	168.00	11.47	500.00
TOTAL Reserve		<u>416.95</u>	<u>417.00</u>	<u>0.05</u>	<u>1,567.66</u>	<u>1,668.00</u>	<u>100.34</u>	<u>5,000.00</u>
TOTAL EXPENSES		<u>7,412.90</u>	<u>8,087.00</u>	<u>674.10</u>	<u>30,713.39</u>	<u>32,348.00</u>	<u>1,634.61</u>	<u>97,021.00</u>
Excess Revenue / Expense		<u>17,818.58</u>	<u>(2.00)</u>	<u>17,820.58</u>	<u>19,761.61</u>	<u>(8.00)</u>	<u>19,769.61</u>	<u>0.00</u>