



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For

Prepared For
The Homeowners Association of
Avalon Village - Carlisle

FOR THE PERIOD ENDED

April 30, 2020

Avalon Village - Carlisle

Balance Sheet **

As of 04/30/2020

Assets

Cash

1001	Sabal Palm Bank - Operating	7,766.57
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<u>Total Cash</u>		<u>7,766.57</u>
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Reserve

1002	Sabal Palm Bank - Reserves	14,070.55
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<u>Total Reserve</u>		<u>14,070.55</u>
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Accounts Receivable

1310	Assessments Receivable - Carlisle	943.51
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<u>Total Accounts Receivable</u>		<u>943.51</u>
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Current Asset

1650	Prepaid Expense	173.56
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<u>Total Current Asset</u>		<u>173.56</u>
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Total Assets

22,954.19

Liabilities & Equity

Accounts Payable

3010	Accounts Payable	223.56
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<u>Total Accounts Payable</u>		<u>223.56</u>
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Current Liabilities

3310	Prepaid Owner Assessments-Master	2,615.86
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3350	General Liabilities	137.24
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<u>Total Current Liabilities</u>		<u>2,753.10</u>
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Equity

5510	Prior Years Equity	2,725.25
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	Profit/(Loss)	3,181.64
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<u>Total Equity</u>		<u>5,906.89</u>
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Reserve

5005	Reserves - Unallocable Interest	87.21
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5010	Reserves -Paving	3,770.14
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5015	Reserves - Gates	2,484.68
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5016	Reserves - Unrestricted	7,728.61
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<u>Total Reserve</u>		<u>14,070.64</u>
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Total Liabilities & Equity

22,954.19

Avalon Village - Carlisle

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	6,573.37	99.87%	13,161.05	99.78%
6340	Late Fee Income	7.35	0.11%	20.40	0.15%
6360	General/Admin Income	0.00	0.00%	0.00	0.00%
6915	Reserve Interest Income	1.16	0.02%	8.89	0.07%
Total Income		6,581.88	100.00%	13,190.34	100.00%
Total Income		6,581.88	100.00%	13,190.34	100.00%
<u>Expense</u>					
Expense					
7010	Management Fees	268.00	5.65%	1,072.00	10.71%
7020	CPA Review/Tax Prep	0.00	0.00%	550.00	5.50%
7300	Administrative Expenses	90.96	1.92%	326.80	3.27%
8910	Electricity - General	44.02	0.93%	198.07	1.98%
9110	General Maintenance & Repair	3,350.00	70.64%	3,350.00	33.47%
9200	Gate Maintenance/Repair	95.00	2.00%	1,449.14	14.48%
9210	Gate Database Management	323.82	6.83%	776.16	7.75%
Total Expense		4,171.80	87.97%	7,722.17	77.15%
Total Expense		4,171.80	87.97%	7,722.17	77.15%
Reserve					
9905	Reserves - Interest	1.16	0.02%	8.89	0.09%
9910	Reserves -Paving	333.33	7.03%	1,333.32	13.32%
9915	Reserves -Gates	152.75	3.22%	611.00	6.10%
9916	Reserves - Unrestricted	83.33	1.76%	333.32	3.33%
Total Reserve		570.57	12.03%	2,286.53	22.85%
Total Expense		4,742.37	100.00%	10,008.70	100.00%
Net Income		1,839.51		3,181.64	

Avalon Village - Carlisle

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								
<u>Income</u>								
6310	Assessment Income	6,573.37	2,191.00	4,382.37	13,161.05	8,764.00	4,397.05	26,294.00
6340	Late Fee Income	7.35	0.00	7.35	20.40	0.00	20.40	0.00
6915	Reserve Interest Income	1.16	0.00	1.16	8.89	0.00	8.89	0.00
TOTAL Income		<u>6,581.88</u>	<u>2,191.00</u>	<u>4,390.88</u>	<u>13,190.34</u>	<u>8,764.00</u>	<u>4,426.34</u>	<u>26,294.00</u>
TOTAL REVENUES		<u>6,581.88</u>	<u>2,191.00</u>	<u>4,390.88</u>	<u>13,190.34</u>	<u>8,764.00</u>	<u>4,426.34</u>	<u>26,294.00</u>
EXPENSES								
<u>Expense</u>								
7010	Management Fees	268.00	272.00	4.00	1,072.00	1,088.00	16.00	3,264.00
7020	CPA Review/Tax Prep	0.00	46.00	46.00	550.00	184.00	(366.00)	550.00
7300	Administrative Expenses	90.96	42.00	(48.96)	326.80	168.00	(158.80)	500.00
7990	Anticipated Uncollectible As	0.00	42.00	42.00	0.00	168.00	168.00	500.00
8910	Electricity - General	44.02	56.00	11.98	198.07	224.00	25.93	667.00
9110	General Maintenance & Rep	3,350.00	238.00	(3,112.00)	3,350.00	952.00	(2,398.00)	2,860.00
9113	Abatement/Force Mows	0.00	42.00	42.00	0.00	168.00	168.00	500.00
9200	Gate Maintenance/Repair	95.00	458.00	363.00	1,449.14	1,832.00	382.86	5,500.00
9210	Gate Database Managemer	323.82	135.00	(188.82)	776.16	540.00	(236.16)	1,620.00
9220	Gate Telephone/Modem	0.00	42.00	42.00	0.00	168.00	168.00	500.00
9600	Landscape Maintenance	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
TOTAL Expense		<u>4,171.80</u>	<u>1,623.00</u>	<u>(2,548.80)</u>	<u>7,722.17</u>	<u>6,492.00</u>	<u>(1,230.17)</u>	<u>19,461.00</u>
<u>Reserve</u>								
9905	Reserves - Interest	1.16	0.00	(1.16)	8.89	0.00	(8.89)	0.00
9910	Reserves -Paving	333.33	333.00	(0.33)	1,333.32	1,332.00	(1.32)	4,000.00
9915	Reserves -Gates	152.75	153.00	0.25	611.00	612.00	1.00	1,833.00
9916	Reserves - Unrestricted	83.33	83.00	(0.33)	333.32	332.00	(1.32)	1,000.00
TOTAL Reserve		<u>570.57</u>	<u>569.00</u>	<u>(1.57)</u>	<u>2,286.53</u>	<u>2,276.00</u>	<u>(10.53)</u>	<u>6,833.00</u>
TOTAL EXPENSES		<u>4,742.37</u>	<u>2,192.00</u>	<u>(2,550.37)</u>	<u>10,008.70</u>	<u>8,768.00</u>	<u>(1,240.70)</u>	<u>26,294.00</u>
Excess Revenue / Expense		<u>1,839.51</u>	<u>(1.00)</u>	<u>1,840.51</u>	<u>3,181.64</u>	<u>(4.00)</u>	<u>3,185.64</u>	<u>0.00</u>