



# **MONTHLY FINANCIAL STATEMENTS**

**(UNAUDITED)**

Prepared For

Prepared For  
The Homeowners Association of  
Avalon Village - Cambridge

FOR THE PERIOD ENDED

**April 30, 2019**

Avalon Village - Cambridge

Balance Sheet \*\*

As of 04/30/2019

**Assets**

Cash

1001	Sabal Palm Bank- Operating	12,307.43
1002	Sabal Palm Bank- Reserves	3,326.84

Total Cash 15,634.27

Accounts Receivable

1310	Assessments Receivable - Cambridge	4,543.08
------	------------------------------------	----------

Total Accounts Receivable 4,543.08

Current Asset

2110	Due From Reserves	467.87
------	-------------------	--------

Total Current Asset 467.87

*Total Assets*

20,645.22

**Liabilities & Equity**

Accounts Payable

3010	Accounts Payable	5,025.00
------	------------------	----------

Total Accounts Payable 5,025.00

Current Liabilities

3110	Due To Operating	467.87
3310	Prepaid Owner Assessments-Master	4,075.93

Total Current Liabilities 4,543.80

Equity

5510	Prior Years Equity	(5,278.70)
	Profit/(Loss)	13,496.16

Total Equity 8,217.46

Reserve

5005	Reserves - Unallocable Interest	1.76
5010	Paving	1,396.56
5015	Gates	815.29
5030	Unrestricted	645.35

Total Reserve 2,858.96

*Total Liabilities & Equity*

20,645.22

# Avalon Village - Cambridge

## Income Statement

Date 4/1/2019 To 4/30/2019 11:59:00 PM

		Month to Date	%	Year to Date	%
<b>Operating</b>					
<b><u>Income</u></b>					
<b>Income</b>					
6310	Assessment Income	23,856.19	99.78%	47,138.61	99.83%
6340	Late Fee Income	52.42	0.22%	79.54	0.17%
6360	General/Admin Income	0.00	0.00%	0.00	0.00%
6915	Reserve Interest Income	0.40	0.00%	1.00	0.00%
<b>Total Income</b>		<b>23,909.01</b>	<b>100.00%</b>	<b>47,219.15</b>	<b>100.00%</b>
<b>Total Income</b>		<b>23,909.01</b>	<b>100.00%</b>	<b>47,219.15</b>	<b>100.00%</b>
<b><u>Expense</u></b>					
<b>Expense</b>					
7010	Management Fees	333.00	2.93%	1,332.00	3.95%
7020	CPA Review/Tax Prep	250.00	2.20%	250.00	0.74%
7300	Administrative Expenses	73.15	0.64%	196.10	0.58%
8910	Electricity - General	25.61	0.23%	105.61	0.31%
8920	Electricity Street Lights	426.16	3.75%	1,704.76	5.06%
9200	Gate Maintenance/Repair	0.00	0.00%	617.70	1.83%
9210	Gate Database Management	75.00	0.66%	300.00	0.89%
9220	Gate Telephone/Modem	49.95	0.44%	189.80	0.56%
9600	Landscape Maintenance	9,825.00	86.51%	27,750.00	82.29%
9605	Landscape Replacements	0.00	0.00%	135.00	0.40%
<b>Total Expense</b>		<b>11,057.87</b>	<b>97.36%</b>	<b>32,580.97</b>	<b>96.61%</b>
<b>Reserve</b>					
9905	Reserves - Interest	0.40	0.00%	1.00	0.00%
9910	Paving	149.57	1.32%	570.52	1.69%
9915	Gate	87.25	0.77%	332.79	0.99%
9930	Unrestricted	62.32	0.55%	237.71	0.70%
<b>Total Reserve</b>		<b>299.54</b>	<b>2.64%</b>	<b>1,142.02</b>	<b>3.39%</b>
<b>Total Expense</b>		<b>11,357.41</b>	<b>100.00%</b>	<b>33,722.99</b>	<b>100.00%</b>
<b>Net Income</b>		<b>12,551.60</b>		<b>13,496.16</b>	

# Avalon Village - Cambridge

## Budget Comparison Standard

Transaction 4/1/2019 To 4/30/2019 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
<b>REVENUES</b>								
<b>Income</b>								
6310	Assessment Income	23,856.19	7,866.00	15,990.19	47,138.61	31,464.00	15,674.61	94,390.00
6340	Late Fee Income	52.42	0.00	52.42	79.54	0.00	79.54	0.00
6915	Reserve Interest Income	0.40	0.00	0.40	1.00	0.00	1.00	0.00
TOTAL Income		<u>23,909.01</u>	<u>7,866.00</u>	<u>16,043.01</u>	<u>47,219.15</u>	<u>31,464.00</u>	<u>15,755.15</u>	<u>94,390.00</u>
TOTAL REVENUES		<u>23,909.01</u>	<u>7,866.00</u>	<u>16,043.01</u>	<u>47,219.15</u>	<u>31,464.00</u>	<u>15,755.15</u>	<u>94,390.00</u>
<b>EXPENSES</b>								
<b>Expense</b>								
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	250.00	46.00	(204.00)	250.00	184.00	(66.00)	550.00
7300	Administrative Expenses	73.15	54.00	(19.15)	196.10	216.00	19.90	650.00
7355	Bank Charges	0.00	42.00	42.00	0.00	168.00	168.00	500.00
8910	Electricity - General	25.61	458.00	432.39	105.61	1,832.00	1,726.39	5,500.00
8920	Electricity Street Lights	426.16	0.00	(426.16)	1,704.76	0.00	(1,704.76)	0.00
9110	General Maintenance & Rep	0.00	83.00	83.00	0.00	332.00	332.00	1,000.00
9200	Gate Maintenance/Repair	0.00	250.00	250.00	617.70	1,000.00	382.30	3,000.00
9210	Gate Database Managemer	75.00	75.00	0.00	300.00	300.00	0.00	900.00
9220	Gate Telephone/Modem	49.95	44.00	(5.95)	189.80	176.00	(13.80)	530.00
9600	Landscape Maintenance	9,825.00	5,850.00	(3,975.00)	27,750.00	23,400.00	(4,350.00)	70,200.00
9605	Landscape Replacements	0.00	80.00	80.00	135.00	320.00	185.00	960.00
9650	Irrigation Repairs	0.00	50.00	50.00	0.00	200.00	200.00	600.00
9666	Perimeter Vinyl Fence Maint	0.00	167.00	167.00	0.00	668.00	668.00	2,000.00
TOTAL Expense		<u>11,057.87</u>	<u>7,532.00</u>	<u>(3,525.87)</u>	<u>32,580.97</u>	<u>30,128.00</u>	<u>(2,452.97)</u>	<u>90,390.00</u>
<b>Reserve</b>								
9905	Reserves - Interest	0.40	0.00	(0.40)	1.00	0.00	(1.00)	0.00
9910	Paving	149.57	167.00	17.43	570.52	668.00	97.48	2,000.00
9915	Gate	87.25	97.00	9.75	332.79	388.00	55.21	1,167.00
9930	Unrestricted	62.32	69.00	6.68	237.71	276.00	38.29	833.00
TOTAL Reserve		<u>299.54</u>	<u>333.00</u>	<u>33.46</u>	<u>1,142.02</u>	<u>1,332.00</u>	<u>189.98</u>	<u>4,000.00</u>
TOTAL EXPENSES		<u>11,357.41</u>	<u>7,865.00</u>	<u>(3,492.41)</u>	<u>33,722.99</u>	<u>31,460.00</u>	<u>(2,262.99)</u>	<u>94,390.00</u>
Excess Revenue / Expense		<u>12,551.60</u>	<u>1.00</u>	<u>12,550.60</u>	<u>13,496.16</u>	<u>4.00</u>	<u>13,492.16</u>	<u>0.00</u>