



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For

Prepared For
The Homeowners Association of
Avalon Village - Carlisle

FOR THE PERIOD ENDED

April 30, 2019

Avalon Village - Carlisle

Balance Sheet **

As of 04/30/2019

Assets

Cash

1001 Sabal Palm Bank - Operating 8,158.95

Total Cash 8,158.95

Reserve

1002 Sabal Palm Bank - Reserves 6,823.00

Total Reserve 6,823.00

Accounts Receivable

1310 Assessments Receivable - Carlisle 464.96

Total Accounts Receivable 464.96

Current Asset

2100 Due From Operating 2,784.53

Total Current Asset 2,784.53

Total Assets

18,231.44

Liabilities & Equity

Current Liabilities

3100 Due To Reserves 2,784.53

3310 Prepaid Owner Assessments-Master 4,540.52

Total Current Liabilities 7,325.05

Equity

5510 Prior Years Equity (3,949.77)

Profit/(Loss) 5,248.59

Total Equity 1,298.82

Reserve

5005 Reserves - Unallocable Interest 62.50

5010 Reserves -Paving 2,100.98

5015 Reserves - Gates 1,537.84

5016 Reserves - Unrestricted 5,906.25

Total Reserve 9,607.57

Total Liabilities & Equity

18,231.44

Avalon Village - Carlisle

Income Statement

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

		Month to Date	%	Year to Date	%
Operating					
<u>Income</u>					
Income					
6310	Assessment Income	5,942.97	99.82%	11,471.38	97.56%
6340	Late Fee Income	10.10	0.17%	25.54	0.22%
6360	General/Admin Income	0.00	0.00%	258.39	2.20%
6915	Reserve Interest Income	0.84	0.01%	2.84	0.02%
Total Income		5,953.91	100.00%	11,758.15	100.00%
Total Income		5,953.91	100.00%	11,758.15	100.00%
<u>Expense</u>					
Expense					
7010	Management Fees	272.00	17.95%	1,204.00	18.50%
7020	CPA Review/Tax Prep	550.00	36.30%	550.00	8.45%
7300	Administrative Expenses	48.26	3.19%	271.06	4.16%
8910	Electricity - General	47.86	3.16%	192.75	2.96%
9110	General Maintenance & Repair	0.00	0.00%	300.00	4.61%
9200	Gate Maintenance/Repair	249.17	16.44%	2,424.78	37.25%
9210	Gate Database Management	75.00	4.95%	479.77	7.37%
Total Expense		1,242.29	81.99%	5,422.36	83.30%
Reserve					
9905	Reserves - Interest	0.84	0.06%	2.84	0.04%
9910	Reserves -Paving	42.29	2.79%	168.54	2.59%
9915	Reserves -Gates	42.29	2.79%	168.54	2.59%
9916	Reserves - Unrestricted	187.51	12.38%	747.28	11.48%
Total Reserve		272.93	18.01%	1,087.20	16.70%
Total Expense		1,515.22	100.00%	6,509.56	100.00%
Net Income		4,438.69		5,248.59	

Avalon Village - Carlisle

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
REVENUES								
Income								
6310	Assessment Income	5,942.97	1,924.00	4,018.97	11,471.38	7,696.00	3,775.38	23,084.00
6340	Late Fee Income	10.10	0.00	10.10	25.54	0.00	25.54	0.00
6360	General/Admin Income	0.00	0.00	0.00	258.39	0.00	258.39	0.00
6915	Reserve Interest Income	0.84	0.00	0.84	2.84	0.00	2.84	0.00
TOTAL Income		<u>5,953.91</u>	<u>1,924.00</u>	<u>4,029.91</u>	<u>11,758.15</u>	<u>7,696.00</u>	<u>4,062.15</u>	<u>23,084.00</u>
TOTAL REVENUES		<u>5,953.91</u>	<u>1,924.00</u>	<u>4,029.91</u>	<u>11,758.15</u>	<u>7,696.00</u>	<u>4,062.15</u>	<u>23,084.00</u>
EXPENSES								
Expense								
7010	Management Fees	272.00	268.00	(4.00)	1,204.00	1,072.00	(132.00)	3,216.00
7020	CPA Review/Tax Prep	550.00	46.00	(504.00)	550.00	184.00	(366.00)	550.00
7280	Insurance	0.00	108.00	108.00	0.00	432.00	432.00	1,300.00
7300	Administrative Expenses	48.26	60.00	11.74	271.06	240.00	(31.06)	725.00
8910	Electricity - General	47.86	25.00	(22.86)	192.75	100.00	(92.75)	300.00
8920	Electricity Street Lights	0.00	450.00	450.00	0.00	1,800.00	1,800.00	5,400.00
9110	General Maintenance & Rep	0.00	83.00	83.00	300.00	332.00	32.00	1,000.00
9113	Abatement/Force Mows	0.00	25.00	25.00	0.00	100.00	100.00	300.00
9200	Gate Maintenance/Repair	249.17	167.00	(82.17)	2,424.78	668.00	(1,756.78)	2,000.00
9210	Gate Database Managemer	75.00	75.00	0.00	479.77	300.00	(179.77)	900.00
9220	Gate Telephone/Modem	0.00	98.00	98.00	0.00	392.00	392.00	1,176.00
9600	Landscape Maintenance	0.00	167.00	167.00	0.00	668.00	668.00	2,000.00
9655	Tree Removal/Trimming	0.00	83.00	83.00	0.00	332.00	332.00	1,000.00
TOTAL Expense		<u>1,242.29</u>	<u>1,655.00</u>	<u>412.71</u>	<u>5,422.36</u>	<u>6,620.00</u>	<u>1,197.64</u>	<u>19,867.00</u>
Reserve								
9905	Reserves - Interest	0.84	0.00	(0.84)	2.84	0.00	(2.84)	0.00
9910	Reserves -Paving	42.29	42.00	(0.29)	168.54	168.00	(0.54)	500.00
9915	Reserves -Gates	42.29	42.00	(0.29)	168.54	168.00	(0.54)	500.00
9916	Reserves - Unrestricted	187.51	185.00	(2.51)	747.28	740.00	(7.28)	2,217.00
TOTAL Reserve		<u>272.93</u>	<u>269.00</u>	<u>(3.93)</u>	<u>1,087.20</u>	<u>1,076.00</u>	<u>(11.20)</u>	<u>3,217.00</u>
TOTAL EXPENSES		<u>1,515.22</u>	<u>1,924.00</u>	<u>408.78</u>	<u>6,509.56</u>	<u>7,696.00</u>	<u>1,186.44</u>	<u>23,084.00</u>
Excess Revenue / Expense		<u>4,438.69</u>	<u>0.00</u>	<u>4,438.69</u>	<u>5,248.59</u>	<u>0.00</u>	<u>5,248.59</u>	<u>0.00</u>