



# **MONTHLY FINANCIAL STATEMENTS**

**(UNAUDITED)**

Prepared For

Prepared For  
The Homeowners Association of  
Avalon Village - Carlisle

FOR THE PERIOD ENDED

**May 31, 2020**

Avalon Village - Carlisle

Balance Sheet \*\*

As of 05/31/2020

**Assets**

Cash

1001 Sabal Palm Bank - Operating 5,762.53

Total Cash 5,762.53

Reserve

1002 Sabal Palm Bank - Reserves 14,641.16

Total Reserve 14,641.16

Accounts Receivable

1310 Assessments Receivable - Carlisle 368.10

Total Accounts Receivable 368.10

Current Asset

1650 Prepaid Expense 173.64

Total Current Asset 173.64

*Total Assets*

20,945.43

**Liabilities & Equity**

Accounts Payable

3010 Accounts Payable 222.56

Total Accounts Payable 222.56

Current Liabilities

3310 Prepaid Owner Assessments-Master 3,023.67

Total Current Liabilities 3,023.67

Equity

5510 Prior Years Equity 2,725.25

Profit/(Loss) 332.71

Total Equity 3,057.96

Reserve

5005 Reserves - Unallocable Interest 88.40

5010 Reserves -Paving 4,103.47

5015 Reserves - Gates 2,637.43

5016 Reserves - Unrestricted 7,811.94

Total Reserve 14,641.24

*Total Liabilities & Equity*

20,945.43

# Avalon Village - Carlisle

## Income Statement

Date 5/1/2020 To 5/31/2020 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%	13,161.05	99.74%
6340	Late Fee Income	3.19	72.83%	23.59	0.18%
6360	General/Admin Income	0.00	0.00%	0.00	0.00%
6915	Reserve Interest Income	1.19	27.17%	10.08	0.08%
<b>Total Income</b>		<b>4.38</b>	<b>100.00%</b>	<b>13,194.72</b>	<b>100.00%</b>
<b>Total Income</b>		<b>4.38</b>	<b>100.00%</b>	<b>13,194.72</b>	<b>100.00%</b>
<b><u>Expense</u></b>					
<b>Expense</b>					
7010	Management Fees	268.00	9.39%	1,340.00	10.42%
7020	CPA Review/Tax Prep	0.00	0.00%	550.00	4.28%
7300	Administrative Expenses	17.23	0.60%	344.03	2.67%
8910	Electricity - General	48.92	1.71%	246.99	1.92%
9110	General Maintenance & Repair	250.00	8.76%	3,600.00	27.99%
9200	Gate Maintenance/Repair	1,450.00	50.82%	2,899.14	22.54%
9210	Gate Database Management	248.56	8.71%	1,024.72	7.97%
<b>Total Expense</b>		<b>2,282.71</b>	<b>80.00%</b>	<b>10,004.88</b>	<b>77.79%</b>
<b>Total Expense</b>		<b>2,282.71</b>	<b>80.00%</b>	<b>10,004.88</b>	<b>77.79%</b>
<b>Reserve</b>					
9905	Reserves - Interest	1.19	0.04%	10.08	0.08%
9910	Reserves -Paving	333.33	11.68%	1,666.65	12.96%
9915	Reserves -Gates	152.75	5.35%	763.75	5.94%
9916	Reserves - Unrestricted	83.33	2.92%	416.65	3.24%
<b>Total Reserve</b>		<b>570.60</b>	<b>20.00%</b>	<b>2,857.13</b>	<b>22.21%</b>
<b>Total Expense</b>		<b>2,853.31</b>	<b>100.00%</b>	<b>12,862.01</b>	<b>100.00%</b>
<b>Net Income</b>		<b>(2,848.93)</b>		<b>332.71</b>	

# Avalon Village - Carlisle

## Budget Comparison Standard

Transaction 5/1/2020 To 5/31/2020 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	0.00	2,191.00	(2,191.00)	13,161.05	10,955.00	2,206.05	26,294.00
6340	Late Fee Income	3.19	0.00	3.19	23.59	0.00	23.59	0.00
6915	Reserve Interest Income	1.19	0.00	1.19	10.08	0.00	10.08	0.00
TOTAL Income		<u>4.38</u>	<u>2,191.00</u>	<u>(2,186.62)</u>	<u>13,194.72</u>	<u>10,955.00</u>	<u>2,239.72</u>	<u>26,294.00</u>
TOTAL REVENUES		<u>4.38</u>	<u>2,191.00</u>	<u>(2,186.62)</u>	<u>13,194.72</u>	<u>10,955.00</u>	<u>2,239.72</u>	<u>26,294.00</u>
<b>EXPENSES</b>								
<b>Expense</b>								
7010	Management Fees	268.00	272.00	4.00	1,340.00	1,360.00	20.00	3,264.00
7020	CPA Review/Tax Prep	0.00	46.00	46.00	550.00	230.00	(320.00)	550.00
7300	Administrative Expenses	17.23	42.00	24.77	344.03	210.00	(134.03)	500.00
7990	Anticipated Uncollectible As	0.00	42.00	42.00	0.00	210.00	210.00	500.00
8910	Electricity - General	48.92	56.00	7.08	246.99	280.00	33.01	667.00
9110	General Maintenance & Rep	250.00	238.00	(12.00)	3,600.00	1,190.00	(2,410.00)	2,860.00
9113	Abatement/Force Mows	0.00	42.00	42.00	0.00	210.00	210.00	500.00
9200	Gate Maintenance/Repair	1,450.00	458.00	(992.00)	2,899.14	2,290.00	(609.14)	5,500.00
9210	Gate Database Managemer	248.56	135.00	(113.56)	1,024.72	675.00	(349.72)	1,620.00
9220	Gate Telephone/Modem	0.00	42.00	42.00	0.00	210.00	210.00	500.00
9600	Landscape Maintenance	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
TOTAL Expense		<u>2,282.71</u>	<u>1,623.00</u>	<u>(659.71)</u>	<u>10,004.88</u>	<u>8,115.00</u>	<u>(1,889.88)</u>	<u>19,461.00</u>
<b>Reserve</b>								
9905	Reserves - Interest	1.19	0.00	(1.19)	10.08	0.00	(10.08)	0.00
9910	Reserves -Paving	333.33	333.00	(0.33)	1,666.65	1,665.00	(1.65)	4,000.00
9915	Reserves -Gates	152.75	153.00	0.25	763.75	765.00	1.25	1,833.00
9916	Reserves - Unrestricted	83.33	83.00	(0.33)	416.65	415.00	(1.65)	1,000.00
TOTAL Reserve		<u>570.60</u>	<u>569.00</u>	<u>(1.60)</u>	<u>2,857.13</u>	<u>2,845.00</u>	<u>(12.13)</u>	<u>6,833.00</u>
TOTAL EXPENSES		<u>2,853.31</u>	<u>2,192.00</u>	<u>(661.31)</u>	<u>12,862.01</u>	<u>10,960.00</u>	<u>(1,902.01)</u>	<u>26,294.00</u>
Excess Revenue / Expense		<u>(2,848.93)</u>	<u>(1.00)</u>	<u>(2,847.93)</u>	<u>332.71</u>	<u>(5.00)</u>	<u>337.71</u>	<u>0.00</u>