



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For

Prepared For
The Homeowners Association of
Avalon Village - Carlisle

FOR THE PERIOD ENDED

July 31, 2019

**Meritus Corp
Avalon Village Carlisle**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE MONTH ENDED JULY 31, 2019**

1. Income Line 6340 Late Fee Income: This amount reflects late fee waivers for account nos. #51868, #66350 and #66410.

These notes are to be read in conjunction with the attached compilation report.

Avalon Village - Carlisle

Balance Sheet **

As of 07/31/2019

Assets

Cash

1001 Sabal Palm Bank - Operating 5,375.73

Total Cash 5,375.73

Reserve

1002 Sabal Palm Bank - Reserves 10,428.09

Total Reserve 10,428.09

Accounts Receivable

1310 Assessments Receivable - Carlisle 1.29

1312 General Receivables 86.13

Total Accounts Receivable 87.42

Current Asset

1650 Prepaid Expense 60.07

Total Current Asset 60.07

Total Assets

15,951.31

Liabilities & Equity

Accounts Payable

3010 Accounts Payable 446.05

Total Accounts Payable 446.05

Current Liabilities

3020 Accrued Expenses 48.60

3310 Prepaid Owner Assessments-Master 2,598.01

Total Current Liabilities 2,646.61

Equity

5510 Prior Years Equity (3,949.77)

Profit/(Loss) 6,380.26

Total Equity 2,430.49

Reserve

5005 Reserves - Unallocable Interest 66.82

5010 Reserves -Paving 2,227.85

5015 Reserves - Gates 1,664.71

5016 Reserves - Unrestricted 6,468.78

Total Reserve 10,428.16

Total Liabilities & Equity

15,951.31

Avalon Village - Carlisle

Income Statement

Date 7/1/2019 To 7/31/2019 11:59:00 PM

Month to Date % Year to Date %

Operating

Income

Income

6310	Assessment Income	5,699.20	100.22%	17,170.58	98.40%
6340	Late Fee Income	(14.46)	-0.25%	13.22	0.08%
6360	General/Admin Income	0.00	0.00%	258.39	1.48%
6915	Reserve Interest Income	2.15	0.04%	7.16	0.04%

Total Income		5,686.89	100.00%	17,449.35	100.00%
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Total Income		5,686.89	100.00%	17,449.35	100.00%
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Expense

Expense

7010	Management Fees	272.00	10.72%	2,020.00	18.25%
7020	CPA Review/Tax Prep	0.00	0.00%	550.00	4.97%
7300	Administrative Expenses	20.12	0.79%	406.31	3.67%
8910	Electricity - General	48.60	1.91%	383.87	3.47%
9110	General Maintenance & Repair	380.00	14.97%	840.00	7.59%
9113	Abatement/Force Mows	0.00	0.00%	150.00	1.36%
9200	Gate Maintenance/Repair	1,409.00	55.51%	3,928.78	35.49%
9210	Gate Database Management	134.21	5.29%	882.34	7.97%

Total Expense		2,263.93	89.20%	9,161.30	82.76%
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Reserve

9905	Reserves - Interest	2.15	0.08%	7.16	0.06%
9910	Reserves -Paving	42.29	1.67%	295.41	2.67%
9915	Reserves -Gates	42.29	1.67%	295.41	2.67%
9916	Reserves - Unrestricted	187.51	7.39%	1,309.81	11.83%

Total Reserve		274.24	10.80%	1,907.79	17.24%
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Total Expense		2,538.17	100.00%	11,069.09	100.00%
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Net Income		3,148.72		6,380.26	
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Avalon Village - Carlisle

Budget Comparison Standard

Transaction 7/1/2019 To 7/31/2019 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
Income								
6310	Assessment Income	5,699.20	1,924.00	3,775.20	17,170.58	13,468.00	3,702.58	23,084.00
6340	Late Fee Income	(14.46)	0.00	(14.46)	13.22	0.00	13.22	0.00
6360	General/Admin Income	0.00	0.00	0.00	258.39	0.00	258.39	0.00
6915	Reserve Interest Income	2.15	0.00	2.15	7.16	0.00	7.16	0.00
TOTAL Income		<u>5,686.89</u>	<u>1,924.00</u>	<u>3,762.89</u>	<u>17,449.35</u>	<u>13,468.00</u>	<u>3,981.35</u>	<u>23,084.00</u>
TOTAL REVENUES		<u>5,686.89</u>	<u>1,924.00</u>	<u>3,762.89</u>	<u>17,449.35</u>	<u>13,468.00</u>	<u>3,981.35</u>	<u>23,084.00</u>
EXPENSES								
Expense								
7010	Management Fees	272.00	268.00	(4.00)	2,020.00	1,876.00	(144.00)	3,216.00
7020	CPA Review/Tax Prep	0.00	46.00	46.00	550.00	322.00	(228.00)	550.00
7280	Insurance	0.00	108.00	108.00	0.00	756.00	756.00	1,300.00
7300	Administrative Expenses	20.12	60.00	39.88	406.31	420.00	13.69	725.00
8910	Electricity - General	48.60	25.00	(23.60)	383.87	175.00	(208.87)	300.00
8920	Electricity Street Lights	0.00	450.00	450.00	0.00	3,150.00	3,150.00	5,400.00
9110	General Maintenance & Rep	380.00	83.00	(297.00)	840.00	581.00	(259.00)	1,000.00
9113	Abatement/Force Mows	0.00	25.00	25.00	150.00	175.00	25.00	300.00
9200	Gate Maintenance/Repair	1,409.00	167.00	(1,242.00)	3,928.78	1,169.00	(2,759.78)	2,000.00
9210	Gate Database Managemer	134.21	75.00	(59.21)	882.34	525.00	(357.34)	900.00
9220	Gate Telephone/Modem	0.00	98.00	98.00	0.00	686.00	686.00	1,176.00
9600	Landscape Maintenance	0.00	167.00	167.00	0.00	1,169.00	1,169.00	2,000.00
9655	Tree Removal/Trimming	0.00	83.00	83.00	0.00	581.00	581.00	1,000.00
TOTAL Expense		<u>2,263.93</u>	<u>1,655.00</u>	<u>(608.93)</u>	<u>9,161.30</u>	<u>11,585.00</u>	<u>2,423.70</u>	<u>19,867.00</u>
Reserve								
9905	Reserves - Interest	2.15	0.00	(2.15)	7.16	0.00	(7.16)	0.00
9910	Reserves -Paving	42.29	42.00	(0.29)	295.41	294.00	(1.41)	500.00
9915	Reserves -Gates	42.29	42.00	(0.29)	295.41	294.00	(1.41)	500.00
9916	Reserves - Unrestricted	187.51	185.00	(2.51)	1,309.81	1,295.00	(14.81)	2,217.00
TOTAL Reserve		<u>274.24</u>	<u>269.00</u>	<u>(5.24)</u>	<u>1,907.79</u>	<u>1,883.00</u>	<u>(24.79)</u>	<u>3,217.00</u>
TOTAL EXPENSES		<u>2,538.17</u>	<u>1,924.00</u>	<u>(614.17)</u>	<u>11,069.09</u>	<u>13,468.00</u>	<u>2,398.91</u>	<u>23,084.00</u>
Excess Revenue / Expense		<u>3,148.72</u>	<u>0.00</u>	<u>3,148.72</u>	<u>6,380.26</u>	<u>0.00</u>	<u>6,380.26</u>	<u>0.00</u>