



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For
The Homeowners Association of
Avalon Village - Carlisle

FOR THE PERIOD ENDED

JULY 31, 2020

Avalon Village - Carlisle

Balance Sheet **

As of 07/31/2020

Assets

Cash

1001 Sabal Palm Bank - Operating 6,390.02

Total Cash 6,390.02

Reserve

1002 Sabal Palm Bank - Reserves 15,782.48

Total Reserve 15,782.48

Accounts Receivable

1310 Assessments Receivable - Carlisle 679.32

Total Accounts Receivable 679.32

Total Assets

22,851.82

Liabilities & Equity

Accounts Payable

3010 Accounts Payable 45.87

Total Accounts Payable 45.87

Current Liabilities

3310 Prepaid Owner Assessments-Master 2,180.95

Total Current Liabilities 2,180.95

Equity

5510 Prior Years Equity 2,725.25

Profit/(Loss) 2,116.31

Total Equity 4,841.56

Reserve

5005 Reserves - Unallocable Interest 91.78

5010 Reserves -Paving 4,770.13

5015 Reserves - Gates 2,942.93

5016 Reserves - Unrestricted 7,978.60

Total Reserve 15,783.44

Total Liabilities & Equity

22,851.82

Avalon Village - Carlisle

Income Statement

Date 7/1/2020 To 7/31/2020 11:59:00 PM

Month to Date % Year to Date %

Operating

Income

Income

6310	Assessment Income	6,573.37	99.74%	19,734.42	99.74%
6340	Late Fee Income	5.88	0.09%	29.47	0.15%
6345	NSF Fee Income	10.00	0.15%	10.00	0.05%
6360	General/Admin Income	0.00	0.00%	0.00	0.00%
6915	Reserve Interest Income	1.29	0.02%	12.56	0.06%

Total Income	6,590.54	100.00%	19,786.45	100.00%
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Total Income	6,590.54	100.00%	19,786.45	100.00%
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Expense

Expense

7010	Management Fees	268.00	16.41%	1,876.00	10.62%
7020	CPA Review/Tax Prep	0.00	0.00%	550.00	3.11%
7300	Administrative Expenses	28.43	1.74%	407.93	2.31%
8910	Electricity - General	45.87	2.81%	341.82	1.93%
9110	General Maintenance & Repair	0.00	0.00%	4,335.00	24.53%
9200	Gate Maintenance/Repair	470.00	28.78%	4,464.14	25.26%
9210	Gate Database Management	248.92	15.24%	1,695.92	9.60%

Total Expense	1,061.22	64.99%	13,670.81	77.37%
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Reserve

9905	Reserves - Interest	2.19	0.13%	13.46	0.08%
9910	Reserves -Paving	333.33	20.41%	2,333.31	13.20%
9915	Reserves -Gates	152.75	9.35%	1,069.25	6.05%
9916	Reserves - Unrestricted	83.33	5.10%	583.31	3.30%

Total Reserve	571.60	35.01%	3,999.33	22.63%
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Total Expense	1,632.82	100.00%	17,670.14	100.00%
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Net Income	4,957.72		2,116.31	
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Avalon Village - Carlisle

Budget Comparison Standard

Transaction 7/1/2020 To 7/31/2020 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
<u>Income</u>								
6310	Assessment Income	6,573.37	2,191.00	4,382.37	19,734.42	15,337.00	4,397.42	26,294.00
6340	Late Fee Income	5.88	0.00	5.88	29.47	0.00	29.47	0.00
6345	NSF Fee Income	10.00	0.00	10.00	10.00	0.00	10.00	0.00
6915	Reserve Interest Income	1.29	0.00	1.29	12.56	0.00	12.56	0.00
TOTAL Income		<u>6,590.54</u>	<u>2,191.00</u>	<u>4,399.54</u>	<u>19,786.45</u>	<u>15,337.00</u>	<u>4,449.45</u>	<u>26,294.00</u>
TOTAL REVENUES		<u>6,590.54</u>	<u>2,191.00</u>	<u>4,399.54</u>	<u>19,786.45</u>	<u>15,337.00</u>	<u>4,449.45</u>	<u>26,294.00</u>
EXPENSES								
<u>Expense</u>								
7010	Management Fees	268.00	272.00	4.00	1,876.00	1,904.00	28.00	3,264.00
7020	CPA Review/Tax Prep	0.00	46.00	46.00	550.00	322.00	(228.00)	550.00
7300	Administrative Expenses	28.43	42.00	13.57	407.93	294.00	(113.93)	500.00
7990	Anticipated Uncollectible As	0.00	42.00	42.00	0.00	294.00	294.00	500.00
8910	Electricity - General	45.87	56.00	10.13	341.82	392.00	50.18	667.00
9110	General Maintenance & Rep	0.00	238.00	238.00	4,335.00	1,666.00	(2,669.00)	2,860.00
9113	Abatement/Force Mows	0.00	42.00	42.00	0.00	294.00	294.00	500.00
9200	Gate Maintenance/Repair	470.00	458.00	(12.00)	4,464.14	3,206.00	(1,258.14)	5,500.00
9210	Gate Database Managemer	248.92	135.00	(113.92)	1,695.92	945.00	(750.92)	1,620.00
9220	Gate Telephone/Modem	0.00	42.00	42.00	0.00	294.00	294.00	500.00
9600	Landscape Maintenance	0.00	250.00	250.00	0.00	1,750.00	1,750.00	3,000.00
TOTAL Expense		<u>1,061.22</u>	<u>1,623.00</u>	<u>561.78</u>	<u>13,670.81</u>	<u>11,361.00</u>	<u>(2,309.81)</u>	<u>19,461.00</u>
<u>Reserve</u>								
9905	Reserves - Interest	2.19	0.00	(2.19)	13.46	0.00	(13.46)	0.00
9910	Reserves -Paving	333.33	333.00	(0.33)	2,333.31	2,331.00	(2.31)	4,000.00
9915	Reserves -Gates	152.75	153.00	0.25	1,069.25	1,071.00	1.75	1,833.00
9916	Reserves - Unrestricted	83.33	83.00	(0.33)	583.31	581.00	(2.31)	1,000.00
TOTAL Reserve		<u>571.60</u>	<u>569.00</u>	<u>(2.60)</u>	<u>3,999.33</u>	<u>3,983.00</u>	<u>(16.33)</u>	<u>6,833.00</u>
TOTAL EXPENSES		<u>1,632.82</u>	<u>2,192.00</u>	<u>559.18</u>	<u>17,670.14</u>	<u>15,344.00</u>	<u>(2,326.14)</u>	<u>26,294.00</u>
Excess Revenue / Expense		<u>4,957.72</u>	<u>(1.00)</u>	<u>4,958.72</u>	<u>2,116.31</u>	<u>(7.00)</u>	<u>2,123.31</u>	<u>0.00</u>