



# **MONTHLY FINANCIAL STATEMENTS**

**(UNAUDITED)**

Prepared For

Prepared For  
The Homeowners Association of  
Avalon Village - Cambridge

FOR THE PERIOD ENDED

**August 31, 2019**

Avalon Village - Cambridge

Balance Sheet \*\*

As of 08/31/2019

**Assets**

Cash

1001	Sabal Palm Bank- Operating	7,638.60
1002	Sabal Palm Bank- Reserves	4,138.50

Total Cash 11,777.10

Accounts Receivable

1310	Assessments Receivable - Cambridge	4,060.58
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Total Accounts Receivable 4,060.58

*Total Assets*

15,837.68

**Liabilities & Equity**

Accounts Payable

3010	Accounts Payable	5.98
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Total Accounts Payable 5.98

Current Liabilities

3020	Accrued Expenses	451.64
3310	Prepaid Owner Assessments-Master	4,812.41

Total Current Liabilities 5,264.05

Equity

5510	Prior Years Equity	(5,278.70)
	Profit/(Loss)	11,707.87

Total Equity 6,429.17

Reserve

5005	Reserves - Unallocable Interest	3.51
5010	Paving	2,035.45
5015	Gates	1,187.98
5030	Unrestricted	911.54

Total Reserve 4,138.48

*Total Liabilities & Equity*

15,837.68

# Avalon Village - Cambridge

## Income Statement

Date 8/1/2019 To 8/31/2019 11:59:00 PM

		Month to Date	%	Year to Date	%
<b>Operating</b>					
<b><u>Income</u></b>					
<b>Income</b>					
6310	Assessment Income	154.08	87.21%	71,964.87	99.97%
6340	Late Fee Income	22.10	12.51%	153.90	0.21%
6360	General/Admin Income	0.00	0.00%	(137.24)	-0.19%
6915	Reserve Interest Income	0.49	0.28%	2.75	0.00%
<b>Total Income</b>		<b>176.67</b>	<b>100.00%</b>	<b>71,984.28</b>	<b>100.00%</b>
<b>Total Income</b>		<b>176.67</b>	<b>100.00%</b>	<b>71,984.28</b>	<b>100.00%</b>
<b><u>Expense</u></b>					
<b>Expense</b>					
7010	Management Fees	333.00	4.19%	2,664.00	4.42%
7020	CPA Review/Tax Prep	0.00	0.00%	250.00	0.41%
7300	Administrative Expenses	106.07	1.34%	937.85	1.56%
8910	Electricity - General	25.47	0.32%	234.15	0.39%
8920	Electricity Street Lights	852.33	10.73%	3,835.57	6.36%
9110	General Maintenance & Repair	0.00	0.00%	121.00	0.20%
9200	Gate Maintenance/Repair	95.00	1.20%	1,982.70	3.29%
9210	Gate Database Management	75.00	0.94%	600.00	1.00%
9220	Gate Telephone/Modem	49.95	0.63%	369.60	0.61%
9600	Landscape Maintenance	6,075.00	76.50%	46,725.00	77.52%
9605	Landscape Replacements	0.00	0.00%	135.00	0.22%
<b>Total Expense</b>		<b>7,611.82</b>	<b>95.85%</b>	<b>57,854.87</b>	<b>95.98%</b>
<b>Reserve</b>					
9905	Reserves - Interest	0.49	0.01%	2.75	0.00%
9910	Paving	164.53	2.07%	1,209.41	2.01%
9915	Gate	95.98	1.21%	705.48	1.17%
9930	Unrestricted	68.55	0.86%	503.90	0.84%
<b>Total Reserve</b>		<b>329.55</b>	<b>4.15%</b>	<b>2,421.54</b>	<b>4.02%</b>
<b>Total Expense</b>		<b>7,941.37</b>	<b>100.00%</b>	<b>60,276.41</b>	<b>100.00%</b>
<b>Net Income</b>		<b>(7,764.70)</b>		<b>11,707.87</b>	

# Avalon Village - Cambridge

## Budget Comparison Standard

Transaction 8/1/2019 To 8/31/2019 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	154.08	7,866.00	(7,711.92)	71,964.87	62,928.00	9,036.87	94,390.00
6340	Late Fee Income	22.10	0.00	22.10	153.90	0.00	153.90	0.00
6360	General/Admin Income	0.00	0.00	0.00	(137.24)	0.00	(137.24)	0.00
6915	Reserve Interest Income	0.49	0.00	0.49	2.75	0.00	2.75	0.00
TOTAL Income		<u>176.67</u>	<u>7,866.00</u>	<u>(7,689.33)</u>	<u>71,984.28</u>	<u>62,928.00</u>	<u>9,056.28</u>	<u>94,390.00</u>
TOTAL REVENUES		<u>176.67</u>	<u>7,866.00</u>	<u>(7,689.33)</u>	<u>71,984.28</u>	<u>62,928.00</u>	<u>9,056.28</u>	<u>94,390.00</u>
<b>EXPENSES</b>								
<b>Expense</b>								
7010	Management Fees	333.00	333.00	0.00	2,664.00	2,664.00	0.00	4,000.00
7020	CPA Review/Tax Prep	0.00	46.00	46.00	250.00	368.00	118.00	550.00
7300	Administrative Expenses	106.07	54.00	(52.07)	937.85	432.00	(505.85)	650.00
7355	Bank Charges	0.00	42.00	42.00	0.00	336.00	336.00	500.00
8910	Electricity - General	25.47	458.00	432.53	234.15	3,664.00	3,429.85	5,500.00
8920	Electricity Street Lights	852.33	0.00	(852.33)	3,835.57	0.00	(3,835.57)	0.00
9110	General Maintenance & Rep	0.00	83.00	83.00	121.00	664.00	543.00	1,000.00
9200	Gate Maintenance/Repair	95.00	250.00	155.00	1,982.70	2,000.00	17.30	3,000.00
9210	Gate Database Managemer	75.00	75.00	0.00	600.00	600.00	0.00	900.00
9220	Gate Telephone/Modem	49.95	44.00	(5.95)	369.60	352.00	(17.60)	530.00
9600	Landscape Maintenance	6,075.00	5,850.00	(225.00)	46,725.00	46,800.00	75.00	70,200.00
9605	Landscape Replacements	0.00	80.00	80.00	135.00	640.00	505.00	960.00
9650	Irrigation Repairs	0.00	50.00	50.00	0.00	400.00	400.00	600.00
9666	Perimeter Vinyl Fence Maint	0.00	167.00	167.00	0.00	1,336.00	1,336.00	2,000.00
TOTAL Expense		<u>7,611.82</u>	<u>7,532.00</u>	<u>(79.82)</u>	<u>57,854.87</u>	<u>60,256.00</u>	<u>2,401.13</u>	<u>90,390.00</u>
<b>Reserve</b>								
9905	Reserves - Interest	0.49	0.00	(0.49)	2.75	0.00	(2.75)	0.00
9910	Paving	164.53	167.00	2.47	1,209.41	1,336.00	126.59	2,000.00
9915	Gate	95.98	97.00	1.02	705.48	776.00	70.52	1,167.00
9930	Unrestricted	68.55	69.00	0.45	503.90	552.00	48.10	833.00
TOTAL Reserve		<u>329.55</u>	<u>333.00</u>	<u>3.45</u>	<u>2,421.54</u>	<u>2,664.00</u>	<u>242.46</u>	<u>4,000.00</u>
TOTAL EXPENSES		<u>7,941.37</u>	<u>7,865.00</u>	<u>(76.37)</u>	<u>60,276.41</u>	<u>62,920.00</u>	<u>2,643.59</u>	<u>94,390.00</u>
Excess Revenue / Expense		<u>(7,764.70)</u>	<u>1.00</u>	<u>(7,765.70)</u>	<u>11,707.87</u>	<u>8.00</u>	<u>11,699.87</u>	<u>0.00</u>