



# **MONTHLY FINANCIAL STATEMENTS**

**(UNAUDITED)**

Prepared For  
The Homeowners Association of  
Avalon Village - Carlisle

FOR THE PERIOD ENDED

**SEPTEMBER 30, 2020**

Avalon Village - Carlisle

Balance Sheet \*\*

As of 09/30/2020

**Assets**

Cash

1001 Sabal Palm Bank - Operating 97,786.78

Total Cash 97,786.78

Reserve

1002 Sabal Palm Bank - Reserves 16,923.98

Total Reserve 16,923.98

Accounts Receivable

1310 Assessments Receivable - Carlisle 432.39

Total Accounts Receivable 432.39

*Total Assets*

115,143.15

**Liabilities & Equity**

Accounts Payable

3010 Accounts Payable 4,807.53

Total Accounts Payable 4,807.53

Current Liabilities

3310 Prepaid Owner Assessments-Master 3,637.34

Total Current Liabilities 3,637.34

Liability

3340 SPB Loan /gate & fence 93,000.00

Total Liability 93,000.00

Equity

5510 Prior Years Equity 2,725.25

Profit/(Loss) (5,951.89)

Total Equity (3,226.64)

Reserve

5005 Reserves - Unallocable Interest 94.44

5010 Reserves -Paving 5,436.79

5015 Reserves - Gates 3,248.43

5016 Reserves - Unrestricted 8,145.26

Total Reserve 16,924.92

*Total Liabilities & Equity*

115,143.15

# Avalon Village - Carlisle

## Income Statement

Date 9/1/2020 To 9/30/2020 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%	19,734.42	99.70%
6340	Late Fee Income	2.55	65.72%	35.11	0.18%
6345	NSF Fee Income	0.00	0.00%	10.00	0.05%
6360	General/Admin Income	0.00	0.00%	0.00	0.00%
6915	Reserve Interest Income	1.33	34.28%	15.22	0.08%
<b>Total Income</b>		<b>3.88</b>	<b>100.00%</b>	<b>19,794.75</b>	<b>100.00%</b>
<b>Total Income</b>		<b>3.88</b>	<b>100.00%</b>	<b>19,794.75</b>	<b>100.00%</b>
<b><u>Expense</u></b>					
<b>Expense</b>					
7010	Management Fees	268.00	3.87%	2,412.00	9.37%
7020	CPA Review/Tax Prep	0.00	0.00%	550.00	2.14%
7300	Administrative Expenses	1,205.81	17.41%	1,630.29	6.33%
8910	Electricity - General	43.12	0.62%	428.80	1.67%
9110	General Maintenance & Repair	0.00	0.00%	4,335.00	16.84%
9200	Gate Maintenance/Repair	4,590.00	66.26%	9,054.14	35.17%
9210	Gate Database Management	249.41	3.60%	2,195.60	8.53%
<b>Total Expense</b>		<b>6,356.34</b>	<b>91.76%</b>	<b>20,605.83</b>	<b>80.03%</b>
<b>Reserve</b>					
9905	Reserves - Interest	1.33	0.02%	16.12	0.06%
9910	Reserves -Paving	333.33	4.81%	2,999.97	11.65%
9915	Reserves -Gates	152.75	2.21%	1,374.75	5.34%
9916	Reserves - Unrestricted	83.33	1.20%	749.97	2.91%
<b>Total Reserve</b>		<b>570.74</b>	<b>8.24%</b>	<b>5,140.81</b>	<b>19.97%</b>
<b>Total Expense</b>		<b>6,927.08</b>	<b>100.00%</b>	<b>25,746.64</b>	<b>100.00%</b>
<b>Net Income</b>		<b>(6,923.20)</b>		<b>(5,951.89)</b>	

# Avalon Village - Carlisle

## Budget Comparison Standard

Transaction 9/1/2020 To 9/30/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual	
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>REVENUES</b>								
<b>Income</b>								
6310	Assessment Income	0.00	2,191.00	(2,191.00)	19,734.42	19,719.00	15.42	26,294.00
6340	Late Fee Income	2.55	0.00	2.55	35.11	0.00	35.11	0.00
6345	NSF Fee Income	0.00	0.00	0.00	10.00	0.00	10.00	0.00
6915	Reserve Interest Income	1.33	0.00	1.33	15.22	0.00	15.22	0.00
TOTAL Income		3.88	2,191.00	(2,187.12)	19,794.75	19,719.00	75.75	26,294.00
TOTAL REVENUES		3.88	2,191.00	(2,187.12)	19,794.75	19,719.00	75.75	26,294.00
<b>EXPENSES</b>								
<b>Expense</b>								
7010	Management Fees	268.00	272.00	4.00	2,412.00	2,448.00	36.00	3,264.00
7020	CPA Review/Tax Prep	0.00	46.00	46.00	550.00	414.00	(136.00)	550.00
7300	Administrative Expenses	1,205.81	42.00	(1,163.81)	1,630.29	378.00	(1,252.29)	500.00
7990	Anticipated Uncollectible As	0.00	42.00	42.00	0.00	378.00	378.00	500.00
8910	Electricity - General	43.12	56.00	12.88	428.80	504.00	75.20	667.00
9110	General Maintenance & Rep	0.00	238.00	238.00	4,335.00	2,142.00	(2,193.00)	2,860.00
9113	Abatement/Force Mows	0.00	42.00	42.00	0.00	378.00	378.00	500.00
9200	Gate Maintenance/Repair	4,590.00	458.00	(4,132.00)	9,054.14	4,122.00	(4,932.14)	5,500.00
9210	Gate Database Managemer	249.41	135.00	(114.41)	2,195.60	1,215.00	(980.60)	1,620.00
9220	Gate Telephone/Modem	0.00	42.00	42.00	0.00	378.00	378.00	500.00
9600	Landscape Maintenance	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
TOTAL Expense		6,356.34	1,623.00	(4,733.34)	20,605.83	14,607.00	(5,998.83)	19,461.00
<b>Reserve</b>								
9905	Reserves - Interest	1.33	0.00	(1.33)	16.12	0.00	(16.12)	0.00
9910	Reserves -Paving	333.33	333.00	(0.33)	2,999.97	2,997.00	(2.97)	4,000.00
9915	Reserves -Gates	152.75	153.00	0.25	1,374.75	1,377.00	2.25	1,833.00
9916	Reserves - Unrestricted	83.33	83.00	(0.33)	749.97	747.00	(2.97)	1,000.00
TOTAL Reserve		570.74	569.00	(1.74)	5,140.81	5,121.00	(19.81)	6,833.00
TOTAL EXPENSES		6,927.08	2,192.00	(4,735.08)	25,746.64	19,728.00	(6,018.64)	26,294.00
Excess Revenue / Expense		(6,923.20)	(1.00)	(6,922.20)	(5,951.89)	(9.00)	(5,942.89)	0.00