



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For

Prepared For
The Homeowners Association of
Avalon Village - Carlisle

FOR THE PERIOD ENDED

October 31, 2019

Avalon Village - Carlisle

Balance Sheet **

As of 10/31/2019

Assets

Cash

1001 Sabal Palm Bank - Operating 7,136.75

Total Cash 7,136.75

Reserve

1002 Sabal Palm Bank - Reserves 11,243.07

Total Reserve 11,243.07

Accounts Receivable

1310 Assessments Receivable - Carlisle 506.61

Total Accounts Receivable 506.61

Current Asset

1650 Prepaid Expense 221.57

Total Current Asset 221.57

Total Assets

19,108.00

Liabilities & Equity

Accounts Payable

3010 Accounts Payable 152.55

Total Accounts Payable 152.55

Current Liabilities

3020 Accrued Expenses 48.62

3310 Prepaid Owner Assessments-Master 1,804.35

Total Current Liabilities 1,852.97

Equity

5510 Prior Years Equity (3,949.77)

Profit/(Loss) 9,809.08

Total Equity 5,859.31

Reserve

5005 Reserves - Unallocable Interest 73.56

5010 Reserves -Paving 2,353.48

5015 Reserves - Gates 1,790.34

5016 Reserves - Unrestricted 7,025.79

Total Reserve 11,243.17

Total Liabilities & Equity

19,108.00

Avalon Village - Carlisle

Income Statement

Date 10/1/2019 To 10/31/2019 11:59:00 PM

		Month to Date	%	Year to Date	%
Operating					
<u>Income</u>					
Income					
6310	Assessment Income	5,856.84	99.84%	23,027.42	98.74%
6340	Late Fee Income	6.96	0.12%	21.47	0.09%
6360	General/Admin Income	0.00	0.00%	258.39	1.11%
6915	Reserve Interest Income	2.33	0.04%	13.90	0.06%
Total Income		5,866.13	100.00%	23,321.18	100.00%
Total Income		5,866.13	100.00%	23,321.18	100.00%
<u>Expense</u>					
Expense					
7010	Management Fees	268.00	40.22%	2,828.00	20.93%
7020	CPA Review/Tax Prep	0.00	0.00%	550.00	4.07%
7300	Administrative Expenses	19.56	2.94%	469.85	3.48%
8910	Electricity - General	48.62	7.30%	525.68	3.89%
9110	General Maintenance & Repair	0.00	0.00%	840.00	6.22%
9113	Abatement/Force Mows	0.00	0.00%	150.00	1.11%
9200	Gate Maintenance/Repair	0.00	0.00%	4,213.78	31.19%
9210	Gate Database Management	59.79	8.97%	1,211.99	8.97%
Total Expense		395.97	59.42%	10,789.30	79.85%
Reserve					
9905	Reserves - Interest	2.33	0.35%	13.90	0.10%
9910	Reserves -Paving	41.67	6.25%	421.04	3.12%
9915	Reserves -Gates	41.67	6.25%	421.04	3.12%
9916	Reserves - Unrestricted	184.75	27.72%	1,866.82	13.82%
Total Reserve		270.42	40.58%	2,722.80	20.15%
Total Expense		666.39	100.00%	13,512.10	100.00%
Net Income		5,199.74		9,809.08	

Avalon Village - Carlisle

Budget Comparison Standard

Transaction 10/1/2019 To 10/31/2019 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
Income								
6310	Assessment Income	5,856.84	1,924.00	3,932.84	23,027.42	19,240.00	3,787.42	23,084.00
6340	Late Fee Income	6.96	0.00	6.96	21.47	0.00	21.47	0.00
6360	General/Admin Income	0.00	0.00	0.00	258.39	0.00	258.39	0.00
6915	Reserve Interest Income	2.33	0.00	2.33	13.90	0.00	13.90	0.00
TOTAL Income		<u>5,866.13</u>	<u>1,924.00</u>	<u>3,942.13</u>	<u>23,321.18</u>	<u>19,240.00</u>	<u>4,081.18</u>	<u>23,084.00</u>
TOTAL REVENUES		<u>5,866.13</u>	<u>1,924.00</u>	<u>3,942.13</u>	<u>23,321.18</u>	<u>19,240.00</u>	<u>4,081.18</u>	<u>23,084.00</u>
EXPENSES								
Expense								
7010	Management Fees	268.00	268.00	0.00	2,828.00	2,680.00	(148.00)	3,216.00
7020	CPA Review/Tax Prep	0.00	46.00	46.00	550.00	460.00	(90.00)	550.00
7280	Insurance	0.00	108.00	108.00	0.00	1,080.00	1,080.00	1,300.00
7300	Administrative Expenses	19.56	60.00	40.44	469.85	600.00	130.15	725.00
8910	Electricity - General	48.62	25.00	(23.62)	525.68	250.00	(275.68)	300.00
8920	Electricity Street Lights	0.00	450.00	450.00	0.00	4,500.00	4,500.00	5,400.00
9110	General Maintenance & Rep	0.00	83.00	83.00	840.00	830.00	(10.00)	1,000.00
9113	Abatement/Force Mows	0.00	25.00	25.00	150.00	250.00	100.00	300.00
9200	Gate Maintenance/Repair	0.00	167.00	167.00	4,213.78	1,670.00	(2,543.78)	2,000.00
9210	Gate Database Managemer	59.79	75.00	15.21	1,211.99	750.00	(461.99)	900.00
9220	Gate Telephone/Modem	0.00	98.00	98.00	0.00	980.00	980.00	1,176.00
9600	Landscape Maintenance	0.00	167.00	167.00	0.00	1,670.00	1,670.00	2,000.00
9655	Tree Removal/Trimming	0.00	83.00	83.00	0.00	830.00	830.00	1,000.00
TOTAL Expense		<u>395.97</u>	<u>1,655.00</u>	<u>1,259.03</u>	<u>10,789.30</u>	<u>16,550.00</u>	<u>5,760.70</u>	<u>19,867.00</u>
Reserve								
9905	Reserves - Interest	2.33	0.00	(2.33)	13.90	0.00	(13.90)	0.00
9910	Reserves -Paving	41.67	42.00	0.33	421.04	420.00	(1.04)	500.00
9915	Reserves -Gates	41.67	42.00	0.33	421.04	420.00	(1.04)	500.00
9916	Reserves - Unrestricted	184.75	185.00	0.25	1,866.82	1,850.00	(16.82)	2,217.00
TOTAL Reserve		<u>270.42</u>	<u>269.00</u>	<u>(1.42)</u>	<u>2,722.80</u>	<u>2,690.00</u>	<u>(32.80)</u>	<u>3,217.00</u>
TOTAL EXPENSES		<u>666.39</u>	<u>1,924.00</u>	<u>1,257.61</u>	<u>13,512.10</u>	<u>19,240.00</u>	<u>5,727.90</u>	<u>23,084.00</u>
Excess Revenue / Expense		<u>5,199.74</u>	<u>0.00</u>	<u>5,199.74</u>	<u>9,809.08</u>	<u>0.00</u>	<u>9,809.08</u>	<u>0.00</u>