



# **MONTHLY FINANCIAL STATEMENTS**

**(UNAUDITED)**

Prepared For  
The Homeowners Association of  
Avalon Village - Cambridge

FOR THE PERIOD ENDED

**OCTOBER 31, 2020**

Avalon Village - Cambridge

Balance Sheet \*\*

As of 10/31/2020

**Assets**

Cash

1001	Sabal Palm Bank- Operating	16,725.41
1002	Sabal Palm Bank- Reserves	9,532.03

Total Cash 26,257.44

Accounts Receivable

1310	Assessments Receivable - Cambridge	6,606.90
------	------------------------------------	----------

Total Accounts Receivable 6,606.90

*Total Assets*

32,864.34

**Liabilities & Equity**

Accounts Payable

3010	Accounts Payable	7,060.71
------	------------------	----------

Total Accounts Payable 7,060.71

Current Liabilities

3310	Prepaid Owner Assessments-Master	5,294.39
------	----------------------------------	----------

Total Current Liabilities 5,294.39

Equity

5510	Prior Years Equity	64.07
	Profit/(Loss)	10,914.16

Total Equity 10,978.23

Reserve

5005	Reserves - Unallocable Interest	10.33
5010	Paving	5,134.81
5015	Gates	2,792.69
5030	Unrestricted	1,593.18

Total Reserve 9,531.01

*Total Liabilities & Equity*

32,864.34

# Avalon Village - Cambridge

## Income Statement

Date 10/1/2020 To 10/31/2020 11:59:00 PM

		Month to Date	%	Year to Date	%
<b>Operating</b>					
<b><u>Income</u></b>					
<b>Income</b>					
6310	Assessment Income	24,885.00	99.87%	98,709.93	99.84%
6340	Late Fee Income	33.14	0.13%	137.45	0.14%
6345	NSF Fee Income	0.00	0.00%	12.74	0.01%
6360	General/Admin Income	0.00	0.00%	0.00	0.00%
6915	Reserve Interest Income	0.38	0.00%	4.49	0.00%
<b>Total Income</b>		<b>24,918.52</b>	<b>100.00%</b>	<b>98,864.61</b>	<b>100.00%</b>
<b>Total Income</b>		<b>24,918.52</b>	<b>100.00%</b>	<b>98,864.61</b>	<b>100.00%</b>
<b><u>Expense</u></b>					
<b>Expense</b>					
7010	Management Fees	333.00	2.37%	3,330.00	3.79%
7020	CPA Review/Tax Prep	0.00	0.00%	550.00	0.63%
7300	Administrative Expenses	28.70	0.20%	300.47	0.34%
8910	Electricity - General	31.37	0.22%	300.02	0.34%
8920	Electricity Street Lights	425.34	3.03%	4,238.77	4.82%
9110	General Maintenance & Repair	95.00	0.68%	95.00	0.11%
9200	Gate Maintenance/Repair	0.00	0.00%	288.00	0.33%
9210	Gate Database Management	75.00	0.53%	750.00	0.85%
9220	Gate Telephone/Modem	39.95	0.28%	419.50	0.48%
9600	Landscape Maintenance	12,115.00	86.35%	66,790.00	75.94%
9610	Mulch/Pine Straw	0.00	0.00%	6,000.00	6.82%
9650	Irrigation Repairs	469.00	3.34%	819.00	0.93%
<b>Total Expense</b>		<b>13,612.36</b>	<b>97.03%</b>	<b>83,880.76</b>	<b>95.37%</b>
<b>Reserve</b>					
9905	Reserves - Interest	0.38	0.00%	4.49	0.01%
9910	Paving	250.00	1.78%	2,439.10	2.77%
9915	Gate	125.00	0.89%	1,219.55	1.39%
9930	Unrestricted	41.67	0.30%	406.55	0.46%
<b>Total Reserve</b>		<b>417.05</b>	<b>2.97%</b>	<b>4,069.69</b>	<b>4.63%</b>
<b>Total Expense</b>		<b>14,029.41</b>	<b>100.00%</b>	<b>87,950.45</b>	<b>100.00%</b>
<b>Net Income</b>		<b>10,889.11</b>		<b>10,914.16</b>	

# Avalon Village - Cambridge

## Budget Comparison Standard

Transaction 10/1/2020 To 10/31/2020 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	24,885.00	8,085.00	16,800.00	98,709.93	80,850.00	17,859.93	97,021.00
6340	Late Fee Income	33.14	0.00	33.14	137.45	0.00	137.45	0.00
6345	NSF Fee Income	0.00	0.00	0.00	12.74	0.00	12.74	0.00
6915	Reserve Interest Income	0.38	0.00	0.38	4.49	0.00	4.49	0.00
TOTAL Income		<u>24,918.52</u>	<u>8,085.00</u>	<u>16,833.52</u>	<u>98,864.61</u>	<u>80,850.00</u>	<u>18,014.61</u>	<u>97,021.00</u>
TOTAL REVENUES		<u>24,918.52</u>	<u>8,085.00</u>	<u>16,833.52</u>	<u>98,864.61</u>	<u>80,850.00</u>	<u>18,014.61</u>	<u>97,021.00</u>
<b>EXPENSES</b>								
<b>Expense</b>								
7010	Management Fees	333.00	333.00	0.00	3,330.00	3,330.00	0.00	4,000.00
7020	CPA Review/Tax Prep	0.00	46.00	46.00	550.00	460.00	(90.00)	550.00
7300	Administrative Expenses	28.70	63.00	34.30	300.47	630.00	329.53	750.00
7370	Anticipated Uncollectible As	0.00	25.00	25.00	0.00	250.00	250.00	300.00
8910	Electricity - General	31.37	25.00	(6.37)	300.02	250.00	(50.02)	300.00
8920	Electricity Street Lights	425.34	493.00	67.66	4,238.77	4,930.00	691.23	5,921.00
9110	General Maintenance & Rep	95.00	42.00	(53.00)	95.00	420.00	325.00	500.00
9200	Gate Maintenance/Repair	0.00	167.00	167.00	288.00	1,670.00	1,382.00	2,000.00
9210	Gate Database Managemer	75.00	75.00	0.00	750.00	750.00	0.00	900.00
9220	Gate Telephone/Modem	39.95	42.00	2.05	419.50	420.00	0.50	500.00
9600	Landscape Maintenance	12,115.00	5,850.00	(6,265.00)	66,790.00	58,500.00	(8,290.00)	70,200.00
9605	Landscape Replacements	0.00	417.00	417.00	0.00	4,170.00	4,170.00	5,000.00
9610	Mulch/Pine Straw	0.00	0.00	0.00	6,000.00	0.00	(6,000.00)	0.00
9650	Irrigation Repairs	469.00	50.00	(419.00)	819.00	500.00	(319.00)	600.00
9666	Perimeter Vinyl Fence Main	0.00	42.00	42.00	0.00	420.00	420.00	500.00
TOTAL Expense		<u>13,612.36</u>	<u>7,670.00</u>	<u>(5,942.36)</u>	<u>83,880.76</u>	<u>76,700.00</u>	<u>(7,180.76)</u>	<u>92,021.00</u>
<b>Reserve</b>								
9905	Reserves - Interest	0.38	0.00	(0.38)	4.49	0.00	(4.49)	0.00
9910	Paving	250.00	250.00	0.00	2,439.10	2,500.00	60.90	3,000.00
9915	Gate	125.00	125.00	0.00	1,219.55	1,250.00	30.45	1,500.00
9930	Unrestricted	41.67	42.00	0.33	406.55	420.00	13.45	500.00
TOTAL Reserve		<u>417.05</u>	<u>417.00</u>	<u>(0.05)</u>	<u>4,069.69</u>	<u>4,170.00</u>	<u>100.31</u>	<u>5,000.00</u>
TOTAL EXPENSES		<u>14,029.41</u>	<u>8,087.00</u>	<u>(5,942.41)</u>	<u>87,950.45</u>	<u>80,870.00</u>	<u>(7,080.45)</u>	<u>97,021.00</u>
Excess Revenue / Expense		<u>10,889.11</u>	<u>(2.00)</u>	<u>10,891.11</u>	<u>10,914.16</u>	<u>(20.00)</u>	<u>10,934.16</u>	<u>0.00</u>