



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For

Prepared For
The Homeowners Association of
Avalon Village - Carlisle

FOR THE PERIOD ENDED

December 31, 2019

Avalon Village - Carlisle

Balance Sheet **

As of 12/31/2019

Assets

Cash

1001 Sabal Palm Bank - Operating 7,172.21

Total Cash 7,172.21

Reserve

1002 Sabal Palm Bank - Reserves 11,783.99

Total Reserve 11,783.99

Accounts Receivable

1310 Assessments Receivable - Carlisle 332.54

Total Accounts Receivable 332.54

Total Assets

19,288.74

Liabilities & Equity

Accounts Payable

3010 Accounts Payable 151.72

Total Accounts Payable 151.72

Current Liabilities

3020 Accrued Expenses 51.02

3310 Prepaid Owner Assessments-Master 4,576.64

Total Current Liabilities 4,627.66

Equity

5510 Prior Years Equity (3,949.77)

Profit/(Loss) 6,675.02

Total Equity 2,725.25

Reserve

5005 Reserves - Unallocable Interest 78.32

5010 Reserves -Paving 2,436.82

5015 Reserves - Gates 1,873.68

5016 Reserves - Unrestricted 7,395.29

Total Reserve 11,784.11

Total Liabilities & Equity

19,288.74

Avalon Village - Carlisle

Income Statement

Date 12/1/2019 To 12/31/2019 11:59:00 PM

Month to Date % Year to Date %

Operating

Income

Income

6310	Assessment Income	0.00	0.00%	22,941.29	98.67%
6340	Late Fee Income	4.77	66.16%	32.30	0.14%
6360	General/Admin Income	0.00	0.00%	258.39	1.11%
6915	Reserve Interest Income	2.44	33.84%	18.66	0.08%

Total Income		<u>7.21</u>	<u>100.00%</u>	<u>23,250.64</u>	<u>100.00%</u>
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Total Income		<u>7.21</u>	<u>100.00%</u>	<u>23,250.64</u>	<u>100.00%</u>
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Expense

Expense

7010	Management Fees	268.00	26.04%	3,360.00	20.27%
7020	CPA Review/Tax Prep	0.00	0.00%	550.00	3.32%
7300	Administrative Expenses	54.60	5.30%	591.92	3.57%
8910	Electricity - General	51.02	4.96%	624.45	3.77%
9110	General Maintenance & Repair	0.00	0.00%	840.00	5.07%
9113	Abatement/Force Mows	0.00	0.00%	150.00	0.90%
9200	Gate Maintenance/Repair	0.00	0.00%	5,301.78	31.99%
9210	Gate Database Management	385.17	37.42%	1,893.73	11.42%

Total Expense		<u>758.79</u>	<u>73.72%</u>	<u>13,311.88</u>	<u>80.31%</u>
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Reserve

9905	Reserves - Interest	2.44	0.24%	18.66	0.11%
9910	Reserves -Paving	41.67	4.05%	504.38	3.04%
9915	Reserves -Gates	41.67	4.05%	504.38	3.04%
9916	Reserves - Unrestricted	184.75	17.95%	2,236.32	13.49%

Total Reserve		<u>270.53</u>	<u>26.28%</u>	<u>3,263.74</u>	<u>19.69%</u>
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Total Expense		<u>1,029.32</u>	<u>100.00%</u>	<u>16,575.62</u>	<u>100.00%</u>
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Net Income		<u>(1,022.11)</u>		<u>6,675.02</u>	
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Avalon Village - Carlisle

Budget Comparison Standard

Transaction 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual	
	Actual	Budget	Variance	Actual	Budget	Variance		
REVENUES								
Income								
6310	Assessment Income	0.00	1,920.00	(1,920.00)	22,941.29	23,084.00	(142.71)	23,084.00
6340	Late Fee Income	4.77	0.00	4.77	32.30	0.00	32.30	0.00
6360	General/Admin Income	0.00	0.00	0.00	258.39	0.00	258.39	0.00
6915	Reserve Interest Income	2.44	0.00	2.44	18.66	0.00	18.66	0.00
TOTAL Income		7.21	1,920.00	(1,912.79)	23,250.64	23,084.00	166.64	23,084.00
TOTAL REVENUES		7.21	1,920.00	(1,912.79)	23,250.64	23,084.00	166.64	23,084.00
EXPENSES								
Expense								
7010	Management Fees	268.00	268.00	0.00	3,360.00	3,216.00	(144.00)	3,216.00
7020	CPA Review/Tax Prep	0.00	44.00	44.00	550.00	550.00	0.00	550.00
7280	Insurance	0.00	112.00	112.00	0.00	1,300.00	1,300.00	1,300.00
7300	Administrative Expenses	54.60	65.00	10.40	591.92	725.00	133.08	725.00
8910	Electricity - General	51.02	25.00	(26.02)	624.45	300.00	(324.45)	300.00
8920	Electricity Street Lights	0.00	450.00	450.00	0.00	5,400.00	5,400.00	5,400.00
9110	General Maintenance & Rep	0.00	87.00	87.00	840.00	1,000.00	160.00	1,000.00
9113	Abatement/Force Mows	0.00	25.00	25.00	150.00	300.00	150.00	300.00
9200	Gate Maintenance/Repair	0.00	163.00	163.00	5,301.78	2,000.00	(3,301.78)	2,000.00
9210	Gate Database Managemer	385.17	75.00	(310.17)	1,893.73	900.00	(993.73)	900.00
9220	Gate Telephone/Modem	0.00	98.00	98.00	0.00	1,176.00	1,176.00	1,176.00
9600	Landscape Maintenance	0.00	163.00	163.00	0.00	2,000.00	2,000.00	2,000.00
9655	Tree Removal/Trimming	0.00	87.00	87.00	0.00	1,000.00	1,000.00	1,000.00
TOTAL Expense		758.79	1,662.00	903.21	13,311.88	19,867.00	6,555.12	19,867.00
Reserve								
9905	Reserves - Interest	2.44	0.00	(2.44)	18.66	0.00	(18.66)	0.00
9910	Reserves -Paving	41.67	38.00	(3.67)	504.38	500.00	(4.38)	500.00
9915	Reserves -Gates	41.67	38.00	(3.67)	504.38	500.00	(4.38)	500.00
9916	Reserves - Unrestricted	184.75	182.00	(2.75)	2,236.32	2,217.00	(19.32)	2,217.00
TOTAL Reserve		270.53	258.00	(12.53)	3,263.74	3,217.00	(46.74)	3,217.00
TOTAL EXPENSES		1,029.32	1,920.00	890.68	16,575.62	23,084.00	6,508.38	23,084.00
Excess Revenue / Expense		(1,022.11)	0.00	(1,022.11)	6,675.02	0.00	6,675.02	0.00