



MONTHLY FINANCIAL STATEMENTS

(UNAUDITED)

Prepared For
The Homeowners Association of
Avalon Village - Cambridge

FOR THE PERIOD ENDED

DECEMBER 31, 2020

Avalon Village - Cambridge

Balance Sheet **

As of 12/31/2020

Assets

Cash

1001	Sabal Palm Bank- Operating	4,952.44
1002	Sabal Palm Bank- Reserves	10,366.21

Total Cash 15,318.65

Accounts Receivable

1310	Assessments Receivable - Cambridge	3,432.43
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Total Accounts Receivable 3,432.43

Total Assets 18,751.08

Liabilities & Equity

Accounts Payable

3010	Accounts Payable	6,532.80
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Total Accounts Payable 6,532.80

Current Liabilities

3310	Prepaid Owner Assessments-Master	5,911.92
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Total Current Liabilities 5,911.92

Equity

5510	Prior Years Equity	64.07
	Profit/(Loss)	(4,122.90)

Total Equity (4,058.83)

Reserve

5005	Reserves - Unallocable Interest	11.17
5010	Paving	5,634.81
5015	Gates	3,042.69
5030	Unrestricted	1,676.52

Total Reserve 10,365.19

Total Liabilities & Equity 18,751.08

Avalon Village - Cambridge

Income Statement

Date 12/1/2020 To 12/31/2020 11:59:00 PM

		Month to Date	%	Year to Date	%
Operating					
<u>Income</u>					
Income					
6310	Assessment Income	0.00	0.00%	98,709.93	99.83%
6340	Late Fee Income	4.72	91.30%	151.61	0.15%
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	0.45	8.70%	5.33	0.01%
Total Income		5.17	100.00%	98,879.61	100.00%
Total Income		5.17	100.00%	98,879.61	100.00%
<u>Expense</u>					
Expense					
7010	Management Fees	333.00	4.46%	3,996.00	3.88%
7020	CPA Review/Tax Prep	0.00	0.00%	550.00	0.53%
7300	Administrative Expenses	62.25	0.83%	368.63	0.36%
8910	Electricity - General	34.80	0.47%	365.50	0.35%
8920	Electricity Street Lights	423.00	5.67%	5,087.11	4.94%
9110	General Maintenance & Repair	0.00	0.00%	95.00	0.09%
9200	Gate Maintenance/Repair	0.00	0.00%	478.00	0.46%
9210	Gate Database Management	75.00	1.01%	900.00	0.87%
9220	Gate Telephone/Modem	39.95	0.54%	499.40	0.48%
9600	Landscape Maintenance	6,075.00	81.43%	78,940.00	76.64%
9610	Mulch/Pine Straw	0.00	0.00%	6,000.00	5.83%
9650	Irrigation Repairs	0.00	0.00%	819.00	0.80%
Total Expense		7,043.00	94.41%	98,098.64	95.24%
Reserve					
9905	Reserves - Interest	0.45	0.01%	5.33	0.01%
9910	Paving	250.00	3.35%	2,939.10	2.85%
9915	Gate	125.00	1.68%	1,469.55	1.43%
9930	Unrestricted	41.67	0.56%	489.89	0.48%
Total Reserve		417.12	5.59%	4,903.87	4.76%
Total Expense		7,460.12	100.00%	103,002.51	100.00%
Net Income		(7,454.95)		(4,122.90)	

Avalon Village - Cambridge

Budget Comparison Standard

Transaction 12/1/2020 To 12/31/2020 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Actual	Budget	Variance	Actual	Budget	Variance	Annual
REVENUES								
Income								
6310	Assessment Income	0.00	8,086.00	(8,086.00)	98,709.93	97,021.00	1,688.93	97,021.00
6340	Late Fee Income	4.72	0.00	4.72	151.61	0.00	151.61	0.00
6345	NSF Fee Income	0.00	0.00	0.00	12.74	0.00	12.74	0.00
6915	Reserve Interest Income	0.45	0.00	0.45	5.33	0.00	5.33	0.00
TOTAL Income		5.17	8,086.00	(8,080.83)	98,879.61	97,021.00	1,858.61	97,021.00
TOTAL REVENUES		5.17	8,086.00	(8,080.83)	98,879.61	97,021.00	1,858.61	97,021.00
EXPENSES								
Expense								
7010	Management Fees	333.00	337.00	4.00	3,996.00	4,000.00	4.00	4,000.00
7020	CPA Review/Tax Prep	0.00	44.00	44.00	550.00	550.00	0.00	550.00
7300	Administrative Expenses	62.25	57.00	(5.25)	368.63	750.00	381.37	750.00
7370	Anticipated Uncollectible As	0.00	25.00	25.00	0.00	300.00	300.00	300.00
8910	Electricity - General	34.80	25.00	(9.80)	365.50	300.00	(65.50)	300.00
8920	Electricity Street Lights	423.00	498.00	75.00	5,087.11	5,921.00	833.89	5,921.00
9110	General Maintenance & Rep	0.00	38.00	38.00	95.00	500.00	405.00	500.00
9200	Gate Maintenance/Repair	0.00	163.00	163.00	478.00	2,000.00	1,522.00	2,000.00
9210	Gate Database Managemer	75.00	75.00	0.00	900.00	900.00	0.00	900.00
9220	Gate Telephone/Modem	39.95	38.00	(1.95)	499.40	500.00	0.60	500.00
9600	Landscape Maintenance	6,075.00	5,850.00	(225.00)	78,940.00	70,200.00	(8,740.00)	70,200.00
9605	Landscape Replacements	0.00	413.00	413.00	0.00	5,000.00	5,000.00	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	0.00	50.00	50.00	819.00	600.00	(219.00)	600.00
9666	Perimeter Vinyl Fence Main	0.00	38.00	38.00	0.00	500.00	500.00	500.00
TOTAL Expense		7,043.00	7,651.00	608.00	98,098.64	92,021.00	(6,077.64)	92,021.00
Reserve								
9905	Reserves - Interest	0.45	0.00	(0.45)	5.33	0.00	(5.33)	0.00
9910	Paving	250.00	250.00	0.00	2,939.10	3,000.00	60.90	3,000.00
9915	Gate	125.00	125.00	0.00	1,469.55	1,500.00	30.45	1,500.00
9930	Unrestricted	41.67	38.00	(3.67)	489.89	500.00	10.11	500.00
TOTAL Reserve		417.12	413.00	(4.12)	4,903.87	5,000.00	96.13	5,000.00
TOTAL EXPENSES		7,460.12	8,064.00	603.88	103,002.51	97,021.00	(5,981.51)	97,021.00
Excess Revenue / Expense		(7,454.95)	22.00	(7,476.95)	(4,122.90)	0.00	(4,122.90)	0.00