

AVALON MASTER COMMUNITY, INC.

Page: 1

INCOME/EXPENSE STATEMENT

Period: 01/01/17 to 01/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	ASSESSMENT- GENERAL	141,802.22	43,542.00	98,260.22	141,802.22	43,542.00	98,260.22	565,800.00
06360	COMPLIANCE OWNER CHAF	(75.00)	.00	(75.00)	(75.00)	.00	(75.00)	.00
06395	LATE FEE INTEREST INCOM	942.68	.00	942.68	942.68	.00	942.68	.00
06400	WORKING CAPITAL FEE*	2,000.00	.00	2,000.00	2,000.00	.00	2,000.00	.00
06490	INTEREST INCOME	51.03	.00	51.03	51.03	.00	51.03	.00
06800	ACC REVIEW APPLIC. FEE	35.00	105.00	(70.00)	35.00	105.00	(70.00)	1,260.00
	Subtotal Income	144,755.93	43,647.00	101,108.93	144,755.93	43,647.00	101,108.93	567,060.00
EXPENSES								
07005	PROPERTY TAXES	245.37	250.00	4.63	245.37	250.00	4.63	250.00
07011	ACCOUNTING SERVICES	.00	350.00	350.00	.00	350.00	350.00	350.00
07030	BANK CHARGES & FEES	.00	20.00	20.00	.00	20.00	20.00	240.00
07100	RESERVE STUDY	.00	.00	.00	.00	.00	.00	4,500.00
07130	INSURANCE D & O	.00	2,000.00	2,000.00	.00	2,000.00	2,000.00	2,000.00
07135	INSURANCE - G/L	.00	10,750.00	10,750.00	.00	10,750.00	10,750.00	10,750.00
07150	LANDSCAPE - CONTRACT	9,805.20	9,400.00	(405.20)	9,805.20	9,400.00	(405.20)	112,800.00
07155	LANDSCAPE - SUPPLIES & L	.00	.00	.00	.00	.00	.00	11,500.00
07170	LEGAL	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	8,000.00
07171	FILING FEES/LIENS/VARIAN	66.26	.00	(66.26)	66.26	.00	(66.26)	525.00
07191	MANAGEMENT CONTRACT F	2,600.00	2,600.00	.00	2,600.00	2,600.00	.00	31,200.00
07192	MANAGEMENT-ADD'L SERVI	.00	125.00	125.00	.00	125.00	125.00	1,100.00
07193	MANAGEMENT - PORTER SE	162.38	350.00	187.62	162.38	350.00	187.62	4,200.00
07194	LIFESTYLE COORDINATOR	.00	2,600.00	2,600.00	.00	2,600.00	2,600.00	31,200.00
07200	OFFICE SUPPLIES & EXPEN	300.00	300.00	.00	300.00	300.00	.00	1,200.00
07201	MEETINGS EXPENSE	.00	.00	.00	.00	.00	.00	500.00
07202	PRINTING	621.14	150.00	(471.14)	621.14	150.00	(471.14)	1,950.00
07220	POSTAGE & DELIVERY FEE	1,767.76	675.00	(1,092.76)	1,767.76	675.00	(1,092.76)	8,200.00
07256	ELECTRICITY	1,777.47	1,200.00	(577.47)	1,777.47	1,200.00	(577.47)	28,450.00
07257	WATER	2,743.90	3,500.00	756.10	2,743.90	3,500.00	756.10	64,200.00
07260	TELEPHONE - 911 & MODEM	.00	300.00	300.00	.00	300.00	300.00	3,600.00
07270	SECURITY MONITORING	.00	200.00	200.00	.00	200.00	200.00	3,700.00
07310	POOL SUPPLIES & CHEMICA	1,250.30	600.00	(650.30)	1,250.30	600.00	(650.30)	7,200.00
07320	POOL CONTRACT MAINT	1,082.48	560.00	(522.48)	1,082.48	560.00	(522.48)	10,570.00
07360	POOL REPAIRS	.00	200.00	200.00	.00	200.00	200.00	11,650.00

AVALON MASTER COMMUNITY, INC.

Page: 2

INCOME/EXPENSE STATEMENT

Period: 01/01/17 to 01/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
07370	POOL KEYS	.00	250.00	250.00	.00	250.00	250.00	750.00
07375	POND MAINTENANCE	426.51	600.00	173.49	426.51	600.00	173.49	14,000.00
07400	REPAIRS & MAINT- GENERA	33.07	350.00	316.93	33.07	350.00	316.93	4,200.00
07410	REPAIRS & MAIN- JANITORI/	.00	439.58	439.58	.00	439.58	439.58	5,275.00
07420	REPAIRS & MAINT- FLAG & F	108.25	500.00	391.75	108.25	500.00	391.75	3,000.00
07430	REPAIRS & MAINT- IRRIG	.00	725.00	725.00	.00	725.00	725.00	8,700.00
07435	REPAIRS- AMENITY CENTEF	.00	1,416.67	1,416.67	.00	1,416.67	1,416.67	17,000.00
07440	REPAIRS- LIGHTS & ELEC	599.59	666.67	67.08	599.59	666.67	67.08	8,000.00
07510	AMENITY CENTER- SUPPLIE	.00	100.00	100.00	.00	100.00	100.00	1,800.00
07520	AMENITY CENTER- PEST CC	.00	.00	.00	.00	.00	.00	1,200.00
07530	AMENITY CENTER- TELEPHI	472.21	.00	(472.21)	472.21	.00	(472.21)	.00
07540	AMENITY CENTER -TRASH F	120.00	200.00	80.00	120.00	200.00	80.00	2,400.00
07560	AMENITY CENTER - IRRIGA1	.00	300.00	300.00	.00	300.00	300.00	3,600.00
07565	AMENITY CENTER - PLYGRI	.00	.00	.00	.00	.00	.00	8,000.00
07580	AMENITY CENTER - GATES	.00	305.00	305.00	.00	305.00	305.00	1,205.00
07590	AMENITY CENTER - NEW EC	774.74	4,000.00	3,225.26	774.74	4,000.00	3,225.26	7,500.00
07600	HOMEOWNER ACTIVITIES- €	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	12,000.00
07800	STORAGE	25.00	25.00	.00	25.00	25.00	.00	300.00
07805	SIGN AND SIGN MAINT	.00	237.50	237.50	.00	237.50	237.50	2,850.00
07900	HOLIDAY DECORATIONS	1,632.41	.00	(1,632.41)	1,632.41	.00	(1,632.41)	7,500.00
08050	RESERVE ALLOCATION	.00	.00	.00	.00	.00	.00	60,000.00
08100	WEBSITE	259.85	260.00	.15	259.85	260.00	.15	1,920.00
08150	ARCHITECTURAL REVIEW S	25.00	47.92	22.92	25.00	47.92	22.92	575.00
08160	ACC Plan Review Fee	255.00	225.00	(30.00)	255.00	225.00	(30.00)	2,700.00
08200	WELCOME PACKET	.00	287.50	287.50	.00	287.50	287.50	3,450.00
08500	Contingency Allocation	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	29,300.00
TOTAL EXPENSES		27,153.89	50,065.84	22,911.95	27,153.89	50,065.84	22,911.95	567,060.00
Current Year Net Income (loss)		117,602.04	(6,418.84)	124,020.88	117,602.04	(6,418.84)	124,020.88	.00

=====