

AVALON MASTER COMMUNITY, INC.

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INCOME/EXPENSE STATEMENT

Period: 02/01/17 to 02/28/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	ASSESSMENT- GENERAL	14,033.56	43,542.00	(29,508.44)	155,835.78	87,084.00	68,751.78	565,800.00
06355	POOL KEYS/ACCESS CARD\$	(25.00)	.00	(25.00)	(25.00)	.00	(25.00)	.00
06360	COMPLIANCE OWNER CHAF	.00	.00	.00	(75.00)	.00	(75.00)	.00
06395	LATE FEE INTEREST INCOM	628.96	.00	628.96	1,571.64	.00	1,571.64	.00
06400	WORKING CAPITAL FEE*	2,835.00	.00	2,835.00	4,835.00	.00	4,835.00	.00
06490	INTEREST INCOME	54.22	.00	54.22	105.25	.00	105.25	.00
06502	LIEN/ATTORNEY ASSESSME	135.00	.00	135.00	135.00	.00	135.00	.00
06800	ACC REVIEW APPLIC. FEE	105.00	105.00	.00	140.00	210.00	(70.00)	1,260.00
	Subtotal Income	17,766.74	43,647.00	(25,880.26)	162,522.67	87,294.00	75,228.67	567,060.00
EXPENSES								
07005	PROPERTY TAXES	.00	.00	.00	245.37	250.00	4.63	250.00
07011	ACCOUNTING SERVICES	.00	.00	.00	.00	350.00	350.00	350.00
07030	BANK CHARGES & FEES	.00	20.00	20.00	.00	40.00	40.00	240.00
07100	RESERVE STUDY	.00	4,500.00	4,500.00	.00	4,500.00	4,500.00	4,500.00
07130	INSURANCE D & O	1,958.00	.00	(1,958.00)	1,958.00	2,000.00	42.00	2,000.00
07135	INSURANCE - G/L	10,481.00	.00	(10,481.00)	10,481.00	10,750.00	269.00	10,750.00
07150	LANDSCAPE - CONTRACT	9,805.20	9,400.00	(405.20)	19,610.40	18,800.00	(810.40)	112,800.00
07155	LANDSCAPE - SUPPLIES & L	.00	5,000.00	5,000.00	.00	5,000.00	5,000.00	11,500.00
07170	LEGAL	.00	.00	.00	.00	1,000.00	1,000.00	8,000.00
07171	FILING FEES/LIENS/VARIAN	.00	175.00	175.00	66.26	175.00	108.74	525.00
07191	MANAGEMENT CONTRACT F	4,999.69	2,600.00	(2,399.69)	7,599.69	5,200.00	(2,399.69)	31,200.00
07192	MANAGEMENT-ADD'L SERVI	.00	.00	.00	.00	125.00	125.00	1,100.00
07193	MANAGEMENT - PORTER SE	324.76	350.00	25.24	487.14	700.00	212.86	4,200.00
07194	LIFESTYLE COORDINATOR	.00	2,600.00	2,600.00	.00	5,200.00	5,200.00	31,200.00
07200	OFFICE SUPPLIES & EXPEN	.00	.00	.00	300.00	300.00	.00	1,200.00
07201	MEETINGS EXPENSE	.00	.00	.00	.00	.00	.00	500.00
07202	PRINTING	165.58	150.00	(15.58)	786.72	300.00	(486.72)	1,950.00
07220	POSTAGE & DELIVERY FEE\$	761.58	675.00	(86.58)	2,529.34	1,350.00	(1,179.34)	8,200.00
07256	ELECTRICITY	1,840.73	1,800.00	(40.73)	3,618.20	3,000.00	(618.20)	28,450.00
07257	WATER	2,340.72	3,500.00	1,159.28	5,084.62	7,000.00	1,915.38	64,200.00
07260	TELEPHONE - 911 & MODEM	.00	300.00	300.00	.00	600.00	600.00	3,600.00
07270	SECURITY MONITORING	129.87	200.00	70.13	129.87	400.00	270.13	3,700.00

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Period: 02/01/17 to 02/28/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
07310	POOL SUPPLIES & CHEMICALS	.00	600.00	600.00	1,250.30	1,200.00	(50.30)	7,200.00
07320	POOL CONTRACT MAINT	.00	560.00	560.00	1,082.48	1,120.00	37.52	10,570.00
07360	POOL REPAIRS	.00	200.00	200.00	.00	400.00	400.00	11,650.00
07370	POOL KEYS	.00	.00	.00	.00	250.00	250.00	750.00
07375	POND MAINTENANCE	826.49	1,200.00	373.51	1,253.00	1,800.00	547.00	14,000.00
07400	REPAIRS & MAINT- GENERA	71.91	350.00	278.09	104.98	700.00	595.02	4,200.00
07410	REPAIRS & MAIN- JANITORI	1,082.50	439.58	(642.92)	1,082.50	879.16	(203.34)	5,275.00
07420	REPAIRS & MAINT- FLAG & F	509.79	.00	(509.79)	618.04	500.00	(118.04)	3,000.00
07430	REPAIRS & MAINT- IRRIG	.00	725.00	725.00	.00	1,450.00	1,450.00	8,700.00
07435	REPAIRS- AMENITY CENTE	.00	1,416.67	1,416.67	.00	2,833.34	2,833.34	17,000.00
07440	REPAIRS- LIGHTS & ELEC	.00	666.67	666.67	599.59	1,333.34	733.75	8,000.00
07510	AMENITY CENTER- SUPPLIE	.00	100.00	100.00	.00	200.00	200.00	1,800.00
07520	AMENITY CENTER- PEST CC	.00	200.00	200.00	.00	200.00	200.00	1,200.00
07530	AMENITY CENTER- TELEPH	370.65	.00	(370.65)	842.86	.00	(842.86)	.00
07540	AMENITY CENTER -TRASH F	424.50	200.00	(224.50)	544.50	400.00	(144.50)	2,400.00
07560	AMENITY CENTER - IRRIGA	.00	300.00	300.00	.00	600.00	600.00	3,600.00
07565	AMENITY CENTER - PLYGRI	.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	8,000.00
07580	AMENITY CENTER - GATES	.00	.00	.00	.00	305.00	305.00	1,205.00
07590	AMENITY CENTER - NEW EC	216.51	.00	(216.51)	991.25	4,000.00	3,008.75	7,500.00
07600	HOMEOWNER ACTIVITIES- S	816.29	1,000.00	183.71	816.29	2,000.00	1,183.71	12,000.00
07800	STORAGE	74.36	25.00	(49.36)	99.36	50.00	(49.36)	300.00
07805	SIGN AND SIGN MAINT	.00	237.50	237.50	.00	475.00	475.00	2,850.00
07900	HOLIDAY DECORATIONS	1,381.70	.00	(1,381.70)	3,014.11	.00	(3,014.11)	7,500.00
08050	RESERVE ALLOCATION	.00	.00	.00	.00	.00	.00	60,000.00
08100	WEBSITE	110.00	110.00	.00	369.85	370.00	.15	1,920.00
08150	ARCHITECTURAL REVIEW S	25.00	47.92	22.92	50.00	95.84	45.84	575.00
08160	ACC Plan Review Fee	255.00	225.00	(30.00)	510.00	450.00	(60.00)	2,700.00
08200	WELCOME PACKET	348.00	287.50	(60.50)	348.00	575.00	227.00	3,450.00
08500	Contingency Allocation	.00	3,300.00	3,300.00	.00	4,300.00	4,300.00	29,300.00
TOTAL EXPENSES		39,319.83	45,960.84	6,641.01	66,473.72	96,026.68	29,552.96	567,060.00
Current Year Net Income (loss)		(21,553.09)	(2,313.84)	(19,239.25)	96,048.95	(8,732.68)	104,781.63	.00

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Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly
			Budget	Variance		Budget	Variance	

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