

AVALON MASTER COMMUNITY, INC.

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INCOME/EXPENSE STATEMENT

Period: 03/01/17 to 03/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	ASSESSMENT- GENERAL	.00	43,542.00	(43,542.00)	155,835.78	130,626.00	25,209.78	565,800.00
06350	AMENITY CENTER RENTAL	1,190.00	.00	1,190.00	1,190.00	.00	1,190.00	.00
06355	POOL KEYS/ACCESS CARDS	475.00	.00	475.00	450.00	.00	450.00	.00
06360	COMPLIANCE OWNER CHARGES	75.00	.00	75.00	.00	.00	.00	.00
06380	NSF CHARGES	25.00	.00	25.00	25.00	.00	25.00	.00
06395	LATE FEE INTEREST INCOME	518.05	.00	518.05	2,089.69	.00	2,089.69	.00
06400	WORKING CAPITAL FEE*	6,000.00	.00	6,000.00	10,835.00	.00	10,835.00	.00
06490	INTEREST INCOME	60.41	.00	60.41	165.66	.00	165.66	.00
06502	LIEN/ATTORNEY ASSESSMENT	.00	.00	.00	135.00	.00	135.00	.00
06800	ACC REVIEW APPLIC. FEE	385.00	105.00	280.00	525.00	315.00	210.00	1,260.00
	Subtotal Income	8,728.46	43,647.00	(34,918.54)	171,251.13	130,941.00	40,310.13	567,060.00
EXPENSES								
07005	PROPERTY TAXES	10.39	.00	(10.39)	255.76	250.00	(5.76)	250.00
07011	ACCOUNTING SERVICES	.00	.00	.00	.00	350.00	350.00	350.00
07030	BANK CHARGES & FEES	10.00	20.00	10.00	10.00	60.00	50.00	240.00
07100	RESERVE STUDY	.00	.00	.00	.00	4,500.00	4,500.00	4,500.00
07130	INSURANCE D & O	.00	.00	.00	1,958.00	2,000.00	42.00	2,000.00
07135	INSURANCE - G/L	.00	.00	.00	10,481.00	10,750.00	269.00	10,750.00
07150	LANDSCAPE - CONTRACT	19,610.40	9,400.00	(10,210.40)	39,220.80	28,200.00	(11,020.80)	112,800.00
07155	LANDSCAPE - SUPPLIES & LABOR	.00	5,000.00	5,000.00	.00	10,000.00	10,000.00	11,500.00
07170	LEGAL	681.98	1,000.00	318.02	681.98	2,000.00	1,318.02	8,000.00
07171	FILING FEES/LIENS/VARIANCES	.00	.00	.00	66.26	175.00	108.74	525.00
07191	MANAGEMENT CONTRACT FEE	4,066.46	2,600.00	(1,466.46)	11,666.15	7,800.00	(3,866.15)	31,200.00
07192	MANAGEMENT-ADD'L SERVICES	175.00	.00	(175.00)	175.00	125.00	(50.00)	1,100.00
07193	MANAGEMENT - PORTER SERVICES	324.76	350.00	25.24	811.90	1,050.00	238.10	4,200.00
07194	LIFESTYLE COORDINATOR	1,442.50	2,600.00	1,157.50	1,442.50	7,800.00	6,357.50	31,200.00
07200	OFFICE SUPPLIES & EXPENSES	.00	.00	.00	300.00	300.00	.00	1,200.00
07201	MEETINGS EXPENSE	.00	.00	.00	.00	.00	.00	500.00
07202	PRINTING	172.61	150.00	(22.61)	959.33	450.00	(509.33)	1,950.00
07220	POSTAGE & DELIVERY FEES	1,085.90	675.00	(410.90)	3,615.24	2,025.00	(1,590.24)	8,200.00
07256	ELECTRICITY	1,777.00	1,800.00	23.00	5,395.20	4,800.00	(595.20)	28,450.00
07257	WATER	3,746.51	4,000.00	253.49	8,831.13	11,000.00	2,168.87	64,200.00
07260	TELEPHONE - 911 & MODEM	.00	300.00	300.00	.00	900.00	900.00	3,600.00

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INCOME/EXPENSE STATEMENT

Period: 03/01/17 to 03/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
07270	SECURITY MONITORING	.00	.00	.00	129.87	400.00	270.13	3,700.00
07310	POOL SUPPLIES & CHEMICALS	625.15	600.00	(25.15)	1,875.45	1,800.00	(75.45)	7,200.00
07320	POOL CONTRACT MAINT	541.24	975.00	433.76	1,623.72	2,095.00	471.28	10,570.00
07360	POOL REPAIRS	.00	3,000.00	3,000.00	.00	3,400.00	3,400.00	11,650.00
07370	POOL KEYS	.00	.00	.00	.00	250.00	250.00	750.00
07375	POND MAINTENANCE	1,050.57	1,200.00	149.43	2,303.57	3,000.00	696.43	14,000.00
07400	REPAIRS & MAINT- GENERA	163.61	350.00	186.39	268.59	1,050.00	781.41	4,200.00
07410	REPAIRS & MAINT- JANITORIAL	1,082.50	439.58	(642.92)	2,165.00	1,318.74	(846.26)	5,275.00
07420	REPAIRS & MAINT- FLAG & F	174.79	500.00	325.21	792.83	1,000.00	207.17	3,000.00
07430	REPAIRS & MAINT- IRRIG	1,583.16	725.00	(858.16)	1,583.16	2,175.00	591.84	8,700.00
07435	REPAIRS- AMENITY CENTER	.00	1,416.67	1,416.67	.00	4,250.01	4,250.01	17,000.00
07440	REPAIRS- LIGHTS & ELEC	23.34	666.67	643.33	622.93	2,000.01	1,377.08	8,000.00
07510	AMENITY CENTER- SUPPLIES	217.13	100.00	(117.13)	217.13	300.00	82.87	1,800.00
07520	AMENITY CENTER- PEST CONTROL	.00	.00	.00	.00	200.00	200.00	1,200.00
07530	AMENITY CENTER- TELEPHONE	360.82	.00	(360.82)	1,203.68	.00	(1,203.68)	.00
07540	AMENITY CENTER -TRASH FEE	150.00	200.00	50.00	694.50	600.00	(94.50)	2,400.00
07560	AMENITY CENTER - IRRIGATION	.00	300.00	300.00	.00	900.00	900.00	3,600.00
07565	AMENITY CENTER - PLYWOOD	.00	5,000.00	5,000.00	.00	7,500.00	7,500.00	8,000.00
07580	AMENITY CENTER - GATES	.00	.00	.00	.00	305.00	305.00	1,205.00
07590	AMENITY CENTER - NEW ELEC	.00	1,000.00	1,000.00	991.25	5,000.00	4,008.75	7,500.00
07600	HOMEOWNER ACTIVITIES- \$	75.00	1,000.00	925.00	891.29	3,000.00	2,108.71	12,000.00
07800	STORAGE	25.00	25.00	.00	124.36	75.00	(49.36)	300.00
07805	SIGN AND SIGN MAINT	.00	237.50	237.50	.00	712.50	712.50	2,850.00
07900	HOLIDAY DECORATIONS	.00	.00	.00	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	479.85	480.00	.15	1,920.00
08150	ARCHITECTURAL REVIEW S	25.00	47.92	22.92	75.00	143.76	68.76	575.00
08160	ACC Plan Review Fee	595.00	225.00	(370.00)	1,105.00	675.00	(430.00)	2,700.00
08200	WELCOME PACKET	156.00	287.50	131.50	504.00	862.50	358.50	3,450.00
08500	Contingency Allocation	.00	2,500.00	2,500.00	.00	6,800.00	6,800.00	29,300.00
TOTAL EXPENSES		40,061.82	48,800.84	8,739.02	106,535.54	144,827.52	38,291.98	567,060.00

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INCOME/EXPENSE STATEMENT

Period: 03/01/17 to 03/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Current Year Net Income (loss)	(31,333.36)	(5,153.84)	(26,179.52)	64,715.59	(13,886.52)	78,602.11	.00

[illegible]