

AVALON MASTER COMMUNITY, INC.

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INCOME/EXPENSE STATEMENT

Period: 04/01/17 to 04/30/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	ASSESSMENT- GENERAL	140,711.86	43,542.00	97,169.86	296,547.64	174,168.00	122,379.64	565,800.00
06350	AMENITY CENTER RENTAL	290.00	.00	290.00	1,480.00	.00	1,480.00	.00
06355	POOL KEYS/ACCESS CARDS	.00	.00	.00	450.00	.00	450.00	.00
06380	NSF CHARGES	.00	.00	.00	25.00	.00	25.00	.00
06395	LATE FEE INTEREST INCOM	968.97	.00	968.97	3,058.66	.00	3,058.66	.00
06400	WORKING CAPITAL FEE*	5,600.00	.00	5,600.00	16,435.00	.00	16,435.00	.00
06490	INTEREST INCOME	66.21	.00	66.21	231.87	.00	231.87	.00
06502	LIEN/ATTORNEY ASSESSME	.00	.00	.00	135.00	.00	135.00	.00
06800	ACC REVIEW APPLIC. FEE	280.00	105.00	175.00	805.00	420.00	385.00	1,260.00
	Subtotal Income	147,917.04	43,647.00	104,270.04	319,168.17	174,588.00	144,580.17	567,060.00
EXPENSES								
07005	PROPERTY TAXES	.00	.00	.00	255.76	250.00	(5.76)	250.00
07011	ACCOUNTING SERVICES	385.00	.00	(385.00)	385.00	350.00	(35.00)	350.00
07030	BANK CHARGES & FEES	.00	20.00	20.00	10.00	80.00	70.00	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	9,805.30	9,400.00	(405.30)	49,026.10	37,600.00	(11,426.10)	112,800.00
07155	LANDSCAPE - SUPPLIES & L	.00	.00	.00	.00	10,000.00	10,000.00	11,500.00
07170	LEGAL	.00	.00	.00	681.98	2,000.00	1,318.02	8,000.00
07171	FILING FEES/LIENS/VARIAN	.00	.00	.00	66.26	175.00	108.74	525.00
07191	MANAGEMENT CONTRACT F	4,347.52	2,600.00	(1,747.52)	16,013.67	10,400.00	(5,613.67)	31,200.00
07192	MANAGEMENT-ADD'L SERVI	.00	125.00	125.00	175.00	250.00	75.00	1,100.00
07193	MANAGEMENT - PORTER SE	324.76	350.00	25.24	1,136.66	1,400.00	263.34	4,200.00
07194	LIFESTYLE COORDINATOR	3,418.71	2,600.00	(818.71)	4,861.21	10,400.00	5,538.79	31,200.00
07200	OFFICE SUPPLIES & EXPEN	300.00	300.00	.00	600.00	600.00	.00	1,200.00
07201	MEETINGS EXPENSE	.00	.00	.00	.00	.00	.00	500.00
07202	PRINTING	679.94	150.00	(529.94)	1,639.27	600.00	(1,039.27)	1,950.00
07220	POSTAGE & DELIVERY FEE	1,480.23	675.00	(805.23)	5,095.47	2,700.00	(2,395.47)	8,200.00
07256	ELECTRICITY	311.33	1,850.00	1,538.67	5,706.53	6,650.00	943.47	28,450.00
07257	WATER	3,944.76	5,000.00	1,055.24	12,775.89	16,000.00	3,224.11	64,200.00
07260	TELEPHONE - 911 & MODEM	.00	300.00	300.00	.00	1,200.00	1,200.00	3,600.00
07270	SECURITY MONITORING	.00	500.00	500.00	129.87	900.00	770.13	3,700.00

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			Budget	Variance		Budget	Variance	
07310	POOL SUPPLIES & CHEMICALS	625.15	600.00	(25.15)	2,500.60	2,400.00	(100.60)	7,200.00
07320	POOL CONTRACT MAINT	974.25	975.00	.75	2,597.97	3,070.00	472.03	10,570.00
07330	POOL CLEAN/ MISC	432.99	.00	(432.99)	432.99	.00	(432.99)	.00
07360	POOL REPAIRS	.00	3,000.00	3,000.00	.00	6,400.00	6,400.00	11,650.00
07370	POOL KEYS	.00	250.00	250.00	.00	500.00	500.00	750.00
07375	POND MAINTENANCE	493.08	1,200.00	706.92	2,796.65	4,200.00	1,403.35	14,000.00
07400	REPAIRS & MAINT- GENERA	.00	350.00	350.00	268.59	1,400.00	1,131.41	4,200.00
07410	REPAIRS & MAIN- JANITORI	1,082.50	750.00	(332.50)	3,247.50	2,068.74	(1,178.76)	7,447.94
07420	REPAIRS & MAINT- FLAG & F	.00	.00	.00	792.83	1,000.00	207.17	3,000.00
07430	REPAIRS & MAINT- IRRIG	.00	725.00	725.00	1,583.16	2,900.00	1,316.84	8,700.00
07435	REPAIRS- AMENITY CENTE	.00	1,416.67	1,416.67	.00	5,666.68	5,666.68	17,000.00
07440	REPAIRS- LIGHTS & ELEC	475.22	666.67	191.45	1,098.15	2,666.68	1,568.53	8,000.00
07510	AMENITY CENTER- SUPPLIE	567.36	300.00	(267.36)	784.49	600.00	(184.49)	1,800.00
07520	AMENITY CENTER- PEST CC	.00	200.00	200.00	.00	400.00	400.00	1,200.00
07530	AMENITY CENTER- TELEPH	247.90	.00	(247.90)	1,451.58	.00	(1,451.58)	.00
07540	AMENITY CENTER -TRASH F	141.50	200.00	58.50	836.00	800.00	(36.00)	2,400.00
07560	AMENITY CENTER - IRRIGA	.00	300.00	300.00	.00	1,200.00	1,200.00	3,600.00
07565	AMENITY CENTER - PLYGRE	.00	.00	.00	.00	7,500.00	7,500.00	8,000.00
07580	AMENITY CENTER - GATES	.00	300.00	300.00	.00	605.00	605.00	1,205.00
07590	AMENITY CENTER - NEW EC	.00	.00	.00	991.25	5,000.00	4,008.75	7,500.00
07600	HOMEOWNER ACTIVITIES- S	1,520.26	1,000.00	(520.26)	2,411.55	4,000.00	1,588.45	12,000.00
07800	STORAGE	25.00	25.00	.00	149.36	100.00	(49.36)	300.00
07805	SIGN AND SIGN MAINT	.00	237.50	237.50	.00	950.00	950.00	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	259.85	260.00	.15	739.70	740.00	.30	1,920.00
08150	ARCHITECTURAL REVIEW S	25.00	47.92	22.92	100.00	191.68	91.68	575.00
08160	ACC Plan Review Fee	.00	225.00	225.00	1,105.00	900.00	(205.00)	2,700.00
08200	WELCOME PACKET	432.00	287.50	(144.50)	936.00	1,150.00	214.00	3,450.00
08500	Contingency Allocation	.00	2,500.00	2,500.00	.00	9,300.00	9,300.00	27,127.06
	TOTAL EXPENSES	32,299.61	39,686.26	7,386.65	138,835.15	184,513.78	45,678.63	567,060.00
	Current Year Net Income (loss)	115,617.43	3,960.74	111,656.69	180,333.02	(9,925.78)	190,258.80	.00

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