

AVALON MASTER COMMUNITY, INC.

Page: 1

INCOME/EXPENSE STATEMENT

Period: 05/01/17 to 05/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	ASSESSMENT- GENERAL	20,739.17	48,462.00	(27,722.83)	317,286.81	222,630.00	94,656.81	565,800.00
06350	AMENITY CENTER RENTAL	85.00	.00	85.00	1,565.00	.00	1,565.00	.00
06355	POOL KEYS/ACCESS CARDS	.00	.00	.00	450.00	.00	450.00	.00
06360	COMPLIANCE OWNER CHARGES	75.00	.00	75.00	75.00	.00	75.00	.00
06380	NSF CHARGES	.00	.00	.00	25.00	.00	25.00	.00
06395	LATE FEE INTEREST INCOME	542.30	.00	542.30	3,600.96	.00	3,600.96	.00
06400	WORKING CAPITAL FEE*	11,000.00	.00	11,000.00	27,435.00	.00	27,435.00	.00
06490	INTEREST INCOME	68.29	.00	68.29	300.16	.00	300.16	.00
06502	LIEN/ATTORNEY ASSESSMENT	.00	.00	.00	135.00	.00	135.00	.00
06800	ACC REVIEW APPLIC. FEE	105.00	105.00	.00	910.00	525.00	385.00	1,260.00
	Subtotal Income	32,614.76	48,567.00	(15,952.24)	351,782.93	223,155.00	128,627.93	567,060.00
EXPENSES								
07005	PROPERTY TAXES	.00	.00	.00	255.76	250.00	(5.76)	250.00
07011	ACCOUNTING SERVICES	.00	.00	.00	385.00	350.00	(35.00)	350.00
07030	BANK CHARGES & FEES	.00	20.00	20.00	10.00	100.00	90.00	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	.00	9,400.00	9,400.00	49,026.10	47,000.00	(2,026.10)	112,800.00
07155	LANDSCAPE - SUPPLIES & LABOR	.00	1,500.00	1,500.00	.00	11,500.00	11,500.00	11,500.00
07170	LEGAL	.00	1,000.00	1,000.00	681.98	3,000.00	2,318.02	8,000.00
07171	FILING FEES/LIENS/VARIANCES	.00	.00	.00	66.26	175.00	108.74	525.00
07191	MANAGEMENT CONTRACT FEE	3,000.00	2,600.00	(400.00)	19,013.67	13,000.00	(6,013.67)	31,200.00
07192	MANAGEMENT-ADD'L SERVICE	.00	300.00	300.00	175.00	550.00	375.00	1,100.00
07193	MANAGEMENT - PORTER SERVICE	324.76	350.00	25.24	1,461.42	1,750.00	288.58	4,200.00
07194	LIFESTYLE COORDINATOR	2,862.69	2,600.00	(262.69)	7,723.90	13,000.00	5,276.10	31,200.00
07200	OFFICE SUPPLIES & EXPENSES	.00	.00	.00	600.00	600.00	.00	1,200.00
07201	MEETINGS EXPENSE	.00	.00	.00	.00	.00	.00	500.00
07202	PRINTING	169.96	150.00	(19.96)	1,809.23	750.00	(1,059.23)	1,950.00
07220	POSTAGE & DELIVERY FEES	605.36	675.00	69.64	5,700.83	3,375.00	(2,325.83)	8,200.00
07256	ELECTRICITY	4,036.54	2,800.00	(1,236.54)	9,743.07	9,450.00	(293.07)	28,450.00
07257	WATER	4,233.44	6,000.00	1,766.56	17,009.33	22,000.00	4,990.67	64,200.00
07260	TELEPHONE - 911 & MODEM	.00	300.00	300.00	.00	1,500.00	1,500.00	3,600.00

AVALON MASTER COMMUNITY, INC.

Page: 2

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Period: 05/01/17 to 05/31/17

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			Budget	Variance		Budget	Variance	
07270	SECURITY MONITORING	129.87	500.00	370.13	259.74	1,400.00	1,140.26	3,700.00
07310	POOL SUPPLIES & CHEMICALS	625.14	600.00	(25.14)	3,125.74	3,000.00	(125.74)	7,200.00
07320	POOL CONTRACT MAINT	974.25	1,500.00	525.75	3,572.22	4,570.00	997.78	10,570.00
07330	POOL CLEAN/ MISC	811.88	.00	(811.88)	1,244.87	.00	(1,244.87)	.00
07340	POOL DIRECTOR	360.00	.00	(360.00)	360.00	.00	(360.00)	.00
07360	POOL REPAIRS	.00	500.00	500.00	.00	6,900.00	6,900.00	11,650.00
07370	POOL KEYS	.00	.00	.00	.00	500.00	500.00	750.00
07375	POND MAINTENANCE	922.29	1,200.00	277.71	3,718.94	5,400.00	1,681.06	14,000.00
07400	REPAIRS & MAINT- GENERA	190.83	350.00	159.17	459.42	1,750.00	1,290.58	4,200.00
07410	REPAIRS & MAIN- JANITORI	1,082.50	750.00	(332.50)	4,330.00	2,818.74	(1,511.26)	7,447.94
07420	REPAIRS & MAINT- FLAG & F	351.90	500.00	148.10	1,144.73	1,500.00	355.27	3,000.00
07430	REPAIRS & MAINT- IRRIG	619.19	725.00	105.81	2,202.35	3,625.00	1,422.65	8,700.00
07435	REPAIRS- AMENITY CENTE	647.61	1,416.67	769.06	647.61	7,083.35	6,435.74	17,000.00
07440	REPAIRS- LIGHTS & ELEC	276.58	666.67	390.09	1,374.73	3,333.35	1,958.62	8,000.00
07510	AMENITY CENTER- SUPPLIE	.00	100.00	100.00	784.49	700.00	(84.49)	1,800.00
07520	AMENITY CENTER- PEST CC	.00	.00	.00	.00	400.00	400.00	1,200.00
07530	AMENITY CENTER- TELEPH	488.29	.00	(488.29)	1,939.87	.00	(1,939.87)	.00
07540	AMENITY CENTER -TRASH F	158.30	200.00	41.70	994.30	1,000.00	5.70	2,400.00
07560	AMENITY CENTER - IRRIGAT	.00	300.00	300.00	.00	1,500.00	1,500.00	3,600.00
07565	AMENITY CENTER - PLYGRI	.00	.00	.00	.00	7,500.00	7,500.00	8,000.00
07570	AMENITY CENTER KEYS/CA	135.32	.00	(135.32)	135.32	.00	(135.32)	.00
07580	AMENITY CENTER - GATES	.00	.00	.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- C	600.42	1,000.00	399.58	3,011.97	5,000.00	1,988.03	12,000.00
07800	STORAGE	25.00	25.00	.00	174.36	125.00	(49.36)	300.00
07805	SIGN AND SIGN MAINT	.00	237.50	237.50	.00	1,187.50	1,187.50	2,850.00
07900	HOLIDAY DECORATIONS	.00	.00	.00	3,014.11	.00	(3,014.11)	7,500.00
08050	RESERVE ALLOCATION	.00	7,500.00	7,500.00	.00	7,500.00	7,500.00	60,000.00
08100	WEBSITE	110.00	110.00	.00	849.70	850.00	.30	1,920.00
08150	ARCHITECTURAL REVIEW S	25.00	47.92	22.92	125.00	239.60	114.60	575.00
08160	ACC Plan Review Fee	255.00	225.00	(30.00)	1,360.00	1,125.00	(235.00)	2,700.00
08200	WELCOME PACKET	216.00	287.50	71.50	1,152.00	1,437.50	285.50	3,450.00

AVALON MASTER COMMUNITY, INC.

Page: 3

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Period: 05/01/17 to 05/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
08500	Contingency Allocation	.00	2,500.00	2,500.00	.00	11,800.00	11,800.00	27,127.06
	TOTAL EXPENSES	24,238.12	48,936.26	24,698.14	163,073.27	233,450.04	70,376.77	567,060.00
	Current Year Net Income (loss)	8,376.64	(369.26)	8,745.90	188,709.66	(10,295.04)	199,004.70	.00

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