

AVALON MASTER COMMUNITY, INC.

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INCOME/EXPENSE STATEMENT

Period: 11/01/17 to 11/30/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	ASSESSMENT- GENERAL	3.64	49,118.00	(49,114.36)	647,870.57	516,026.00	131,844.57	565,800.00
06350	AMENITY CENTER RENTAL	1,765.00	.00	1,765.00	6,625.00	.00	6,625.00	.00
06355	POOL KEYS/ACCESS CARDS	.00	.00	.00	510.00	.00	510.00	.00
06360	COMPLIANCE OWNER CHARGES	.00	.00	.00	950.00	.00	950.00	.00
06380	NSF CHARGES	50.00	.00	50.00	125.00	.00	125.00	.00
06395	LATE FEE INTEREST INCOME	951.84	.00	951.84	8,630.95	.00	8,630.95	.00
06400	WORKING CAPITAL FEE*	3,000.00	.00	3,000.00	55,235.00	.00	55,235.00	.00
06490	INTEREST INCOME	90.40	.00	90.40	848.91	.00	848.91	.00
06502	LIEN/ATTORNEY ASSESSMENT	.00	.00	.00	358.00	.00	358.00	.00
06700	HOMEOWNER - SOCIAL INCOME	.00	.00	.00	661.50	.00	661.50	.00
06800	ACC REVIEW APPLIC. FEE	489.00	105.00	384.00	2,484.00	1,155.00	1,329.00	1,260.00
	Subtotal Income	6,349.88	49,223.00	(42,873.12)	724,298.93	517,181.00	207,117.93	567,060.00
EXPENSES								
07005	PROPERTY TAXES	23.62	.00	(23.62)	279.38	250.00	(29.38)	250.00
07011	ACCOUNTING SERVICES	.00	.00	.00	385.00	350.00	(35.00)	350.00
07030	BANK CHARGES & FEES	10.00	20.00	10.00	50.00	220.00	170.00	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	9,805.20	9,400.00	(405.20)	107,857.30	103,400.00	(4,457.30)	112,800.00
07155	LANDSCAPE - SUPPLIES & LABOR	32.48	.00	(32.48)	12,013.06	11,500.00	(513.06)	11,500.00
07170	LEGAL	1,109.00	1,000.00	(109.00)	3,923.42	8,000.00	4,076.58	8,000.00
07171	FILING FEES/LIENS/VARIANCES	.00	175.00	175.00	66.26	525.00	458.74	525.00
07191	MANAGEMENT CONTRACT FEE	3,200.00	2,600.00	(600.00)	34,200.00	28,600.00	(5,600.00)	31,200.00
07192	MANAGEMENT-ADD'L SERVICE	50.00	.00	(50.00)	795.62	1,100.00	304.38	1,100.00
07193	MANAGEMENT - PORTER SERVICE	1,273.86	350.00	(923.86)	5,603.96	3,850.00	(1,753.96)	4,200.00
07194	LIFESTYLE COORDINATOR	3,798.96	2,600.00	(1,198.96)	30,788.20	28,600.00	(2,188.20)	31,200.00
07200	OFFICE SUPPLIES & EXPENSE	309.97	.00	(309.97)	1,586.08	1,200.00	(386.08)	1,200.00
07201	MEETINGS EXPENSE	.00	.00	.00	156.80	.00	(156.80)	500.00
07202	PRINTING	82.95	200.00	117.05	4,176.37	1,750.00	(2,426.37)	1,950.00
07220	POSTAGE & DELIVERY FEES	579.03	700.00	120.97	10,954.34	7,500.00	(3,454.34)	8,200.00
07256	ELECTRICITY	7,841.18	2,300.00	(5,541.18)	29,008.67	26,150.00	(2,858.67)	28,450.00

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Period: 11/01/17 to 11/30/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
07257	WATER	6,386.63	5,200.00	(1,186.63)	50,803.64	61,200.00	10,396.36	64,200.00
07260	TELEPHONE - 911 & MODEM	.00	.00	.00	535.84	.00	(535.84)	.00
07270	SECURITY MONITORING	134.20	200.00	65.80	3,893.68	3,500.00	(393.68)	3,700.00
07310	POOL SUPPLIES & CHEMICALS	625.14	600.00	(25.14)	6,316.36	6,600.00	283.64	7,200.00
07320	POOL CONTRACT MAINT	2,874.03	550.00	(2,324.03)	10,776.24	10,020.00	(756.24)	10,570.00
07340	POOL DIRECTOR	.00	.00	.00	360.00	.00	(360.00)	.00
07360	POOL REPAIRS	292.00	500.00	208.00	3,979.18	11,150.00	7,170.82	11,650.00
07370	POOL KEYS	.00	.00	.00	.00	750.00	750.00	750.00
07375	POND MAINTENANCE	566.69	600.00	33.31	6,783.23	13,400.00	6,616.77	14,000.00
07380	POOL GATE MONITOR	.00	.00	.00	1,800.00	.00	(1,800.00)	.00
07400	REPAIRS & MAINT- GENERA	1,028.38	350.00	(678.38)	2,185.20	3,850.00	1,664.80	4,200.00
07410	REPAIRS & MAINT- JANITORIAL	98.62	439.58	340.96	9,843.49	7,008.32	(2,835.17)	7,447.94
07420	REPAIRS & MAINT- FLAG & F	108.25	500.00	391.75	2,304.28	3,000.00	695.72	3,000.00
07430	REPAIRS & MAINT- IRRIG	.00	725.00	725.00	7,267.91	7,975.00	707.09	8,700.00
07435	REPAIRS- AMENITY CENTER	.00	1,416.67	1,416.67	2,709.18	15,583.37	12,874.19	17,000.00
07440	REPAIRS- LIGHTS & ELEC	6,035.00	666.67	(5,368.33)	11,470.35	7,333.37	(4,136.98)	8,000.00
07500	AMENITY CENTER - SIGNAGE	.00	.00	.00	108.25	.00	(108.25)	.00
07510	AMENITY CENTER- SUPPLIES	327.66	100.00	(227.66)	1,897.96	1,700.00	(197.96)	1,800.00
07520	AMENITY CENTER- PEST CONTROL	.00	.00	.00	.00	1,000.00	1,000.00	1,200.00
07530	AMENITY CENTER- TELEPHONE	541.83	300.00	(241.83)	4,673.49	3,300.00	(1,373.49)	3,600.00
07540	AMENITY CENTER - TRASH FEE	248.62	200.00	(48.62)	2,526.47	2,200.00	(326.47)	2,400.00
07560	AMENITY CENTER - IRRIGATION	.00	300.00	300.00	211.09	3,300.00	3,088.91	3,600.00
07565	AMENITY CENTER - PLYWOOD	.00	.00	.00	54.13	8,000.00	7,945.87	8,000.00
07570	AMENITY CENTER KEYS/CARDS	.00	.00	.00	135.32	.00	(135.32)	.00
07580	AMENITY CENTER - GATES	.00	.00	.00	487.13	1,205.00	717.87	1,205.00
07590	AMENITY CENTER - NEW EQUIPMENT	.00	.00	.00	991.25	7,500.00	6,508.75	7,500.00
07600	HOMEOWNER ACTIVITIES- ENTERTAINMENT	1,428.94	1,000.00	(428.94)	9,765.17	11,000.00	1,234.83	12,000.00
07610	HOMEOWNER EXPENSE- AMENITY CENTER	.00	.00	.00	308.67	.00	(308.67)	.00
07800	STORAGE	25.00	25.00	.00	324.36	275.00	(49.36)	300.00
07805	SIGN AND SIGN MAINT	.00	237.50	237.50	.00	2,612.50	2,612.50	2,850.00
07900	HOLIDAY DECORATIONS	2,419.98	7,500.00	5,080.02	5,750.38	7,500.00	1,749.62	7,500.00

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Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
08050	RESERVE ALLOCATION	.00	7,500.00	7,500.00	.00	52,500.00	52,500.00	60,000.00
08100	WEBSITE	110.00	110.00	.00	1,824.40	1,810.00	(14.40)	1,920.00
08150	ARCHITECTURAL REVIEW S	25.00	47.92	22.92	275.00	527.12	252.12	575.00
08160	ACC Plan Review Fee	.00	225.00	225.00	6,290.00	2,475.00	(3,815.00)	2,700.00
08200	WELCOME PACKET	.00	287.50	287.50	2,904.00	3,162.50	258.50	3,450.00
08500	Contingency Allocation	.00	2,500.00	2,500.00	.00	24,627.06	24,627.06	27,127.06
	TOTAL EXPENSES	51,392.22	51,425.84	33.62	413,839.11	526,309.24	112,470.13	567,060.00
	Current Year Net Income (loss)	(45,042.34)	(2,202.84)	(42,839.50)	310,459.82	(9,128.24)	319,588.06	.00

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