

AVALON MASTER COMMUNITY, INC.

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INCOME/EXPENSE STATEMENT

Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06310	ASSESSMENT- GENERAL	.00	49,774.00	(49,774.00)	647,870.57	565,800.00	82,070.57	565,800.00
06350	AMENITY CENTER RENTAL	510.00	.00	510.00	7,135.00	.00	7,135.00	.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	.00	.00	.00	125.00	.00	125.00	.00
06395	LATE FEE INTEREST INCOME	972.18	.00	972.18	9,603.13	.00	9,603.13	.00
06400	WORKING CAPITAL FEE*	3,400.00	.00	3,400.00	58,635.00	.00	58,635.00	.00
06490	INTEREST INCOME	92.99	.00	92.99	941.90	.00	941.90	.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	105.00	105.00	.00	2,589.00	1,260.00	1,329.00	1,260.00
	Subtotal Income	5,080.17	49,879.00	(44,798.83)	729,379.10	567,060.00	162,319.10	567,060.00
EXPENSES								
07005	PROPERTY TAXES	.00	.00	.00	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	.00	20.00	20.00	50.00	240.00	190.00	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)	117,662.50	112,800.00	(4,862.50)	112,800.00
07155	LANDSCAPE - SUPPLIES & LABOR	.00	.00	.00	12,013.06	11,500.00	(513.06)	11,500.00
07170	LEGAL	.00	.00	.00	3,923.42	8,000.00	4,076.58	8,000.00
07171	FILING FEES/LIENS/VARIANCES	.00	.00	.00	66.26	525.00	458.74	525.00
07191	MANAGEMENT CONTRACT FEE	3,200.00	2,600.00	(600.00)	37,400.00	31,200.00	(6,200.00)	31,200.00
07192	MANAGEMENT-ADD'L SERVICE	1,082.50	.00	(1,082.50)	1,878.12	1,100.00	(778.12)	1,100.00
07193	MANAGEMENT - PORTER SERVICE	324.76	350.00	25.24	5,928.72	4,200.00	(1,728.72)	4,200.00
07194	LIFESTYLE COORDINATOR	8,800.92	2,600.00	(6,200.92)	39,589.12	31,200.00	(8,389.12)	31,200.00
07200	OFFICE SUPPLIES & EXPENSE	617.15	.00	(617.15)	2,203.23	1,200.00	(1,003.23)	1,200.00
07201	MEETINGS EXPENSE	.00	500.00	500.00	156.80	500.00	343.20	500.00
07202	PRINTING	97.55	200.00	102.45	4,273.92	1,950.00	(2,323.92)	1,950.00
07220	POSTAGE & DELIVERY FEES	563.90	700.00	136.10	11,518.24	8,200.00	(3,318.24)	8,200.00
07256	ELECTRICITY	1,300.88	2,300.00	999.12	30,309.55	28,450.00	(1,859.55)	28,450.00

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INCOME/EXPENSE STATEMENT

Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
07257	WATER	4,009.98	3,000.00	(1,009.98)	54,813.62	64,200.00	9,386.38	64,200.00
07260	TELEPHONE - 911 & MODEM	58.04	.00	(58.04)	593.88	.00	(593.88)	.00
07270	SECURITY MONITORING	.00	200.00	200.00	3,893.68	3,700.00	(193.68)	3,700.00
07310	POOL SUPPLIES & CHEMICALS	.00	600.00	600.00	6,316.36	7,200.00	883.64	7,200.00
07320	POOL CONTRACT MAINT	1,191.40	550.00	(641.40)	11,967.64	10,570.00	(1,397.64)	10,570.00
07340	POOL DIRECTOR	.00	.00	.00	360.00	.00	(360.00)	.00
07360	POOL REPAIRS	449.24	500.00	50.76	4,428.42	11,650.00	7,221.58	11,650.00
07370	POOL KEYS	.00	.00	.00	.00	750.00	750.00	750.00
07375	POND MAINTENANCE	411.35	600.00	188.65	7,194.58	14,000.00	6,805.42	14,000.00
07380	POOL GATE MONITOR	.00	.00	.00	1,800.00	.00	(1,800.00)	.00
07400	REPAIRS & MAINT- GENERA	534.98	350.00	(184.98)	2,720.18	4,200.00	1,479.82	4,200.00
07410	REPAIRS & MAINT- JANITORIAL	1,362.26	439.62	(922.64)	11,205.75	7,447.94	(3,757.81)	7,447.94
07420	REPAIRS & MAINT- FLAG & F	.00	.00	.00	2,304.28	3,000.00	695.72	3,000.00
07430	REPAIRS & MAINT- IRRIG	.00	725.00	725.00	7,267.91	8,700.00	1,432.09	8,700.00
07435	REPAIRS- AMENITY CENTER	189.44	1,416.63	1,227.19	2,898.62	17,000.00	14,101.38	17,000.00
07440	REPAIRS- LIGHTS & ELEC	541.26	666.63	125.37	12,011.61	8,000.00	(4,011.61)	8,000.00
07500	AMENITY CENTER - SIGNAGE	.00	.00	.00	108.25	.00	(108.25)	.00
07510	AMENITY CENTER- SUPPLIES	14.04	100.00	85.96	1,912.00	1,800.00	(112.00)	1,800.00
07520	AMENITY CENTER- PEST CONTROL	.00	200.00	200.00	.00	1,200.00	1,200.00	1,200.00
07530	AMENITY CENTER- TELEPHONE	197.22	300.00	102.78	4,870.71	3,600.00	(1,270.71)	3,600.00
07540	AMENITY CENTER - TRASH FEE	354.13	200.00	(154.13)	2,880.60	2,400.00	(480.60)	2,400.00
07560	AMENITY CENTER - IRRIGATION	.00	300.00	300.00	211.09	3,600.00	3,388.91	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/CARD	.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	4,148.30	1,000.00	(3,148.30)	13,913.47	12,000.00	(1,913.47)	12,000.00
07610	HOMEOWNER EXPENSE- AMENITY CENTER	.00	.00	.00	308.67	.00	(308.67)	.00
07800	STORAGE	25.00	25.00	.00	349.36	300.00	(49.36)	300.00
07805	SIGN AND SIGN MAINT	.00	237.50	237.50	.00	2,850.00	2,850.00	2,850.00
07900	HOLIDAY DECORATIONS	138.57	.00	(138.57)	5,888.95	7,500.00	1,611.05	7,500.00

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Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
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08050	RESERVE ALLOCATION	.00	7,500.00	7,500.00	.00	60,000.00	60,000.00	60,000.00
08100	WEBSITE	110.00	110.00	.00	1,934.40	1,920.00	(14.40)	1,920.00
08150	ARCHITECTURAL REVIEW S	25.00	47.88	22.88	300.00	575.00	275.00	575.00
08160	ACC Plan Review Fee	170.00	225.00	55.00	6,460.00	2,700.00	(3,760.00)	2,700.00
08200	WELCOME PACKET	216.00	287.50	71.50	3,120.00	3,450.00	330.00	3,450.00
08500	Contingency Allocation	.00	2,500.00	2,500.00	.00	27,127.06	27,127.06	27,127.06
	TOTAL EXPENSES	39,939.07	40,750.76	811.69	453,778.18	567,060.00	113,281.82	567,060.00
	Current Year Net Income (loss)	(34,858.90)	9,128.24	(43,987.14)	275,600.92	.00	275,600.92	.00

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