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06/07/22

Cash Basis

**Avalon Village Owners Association**  
**Transactions by Account**  
**As of May 31, 2022**

Type	Date	Memo	Paid Amount	Balance
<b>Avalon Owners Association</b>				95,433.06
<b>Reserve Fund Accounts</b>				95,433.06
<b>FNB Reserve Checking-54410727</b>				95,433.06
Transfer	01/31/2022	Reserve expenses for Jan 2022	-571.85	94,861.21
Transfer	01/31/2022	Monthly Reserve transfer	6,457.92	101,319.13
Deposit	01/31/2022	Interest	28.43	101,347.56
Transfer	02/28/2022	Monthly reserve transfer	6,457.92	107,805.48
Transfer	02/28/2022	Monthly reserve expenses	-14,496.62	93,308.86
Deposit	02/28/2022	Interest	27.13	93,335.99
Transfer	03/30/2022	Monthly reserve transfer	6,457.92	99,793.91
Transfer	03/30/2022	Qtly tractor loan repayment	900.00	100,693.91
Transfer	03/30/2022	Monthly reserve expenses	-5,432.44	95,261.47
Deposit	03/31/2022	Interest	27.79	95,289.26
Transfer	04/04/2022	Loan for property tax payment	-20,000.00	75,289.26
Transfer	04/30/2022	Monthly Reserve Expenses	-6,070.17	69,219.09
Transfer	04/30/2022	Monthly Funds Transfer	6,457.92	75,677.01
Deposit	04/30/2022	Interest	22.24	75,699.25
Transfer	05/31/2022	Funds Transfer	-10,299.51	65,399.74
Transfer	05/31/2022	Funds Transfer	6,457.92	71,857.66
Deposit	05/31/2022	Interest	22.50	71,880.16
Total FNB Reserve Checking-54410727			-23,552.90	71,880.16
Total Reserve Fund Accounts			-23,552.90	71,880.16
Total Avalon Owners Association			-23,552.90	71,880.16
<b>TOTAL</b>			<b>-23,552.90</b>	<b>71,880.16</b>

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Cash Basis

**Avalon Village Owners Association**  
**Profit & Loss Budget vs. Actual**  
**January through May 2022**

	<u>Jan - May 22</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Interest Income - Operating	110.92	0.00	110.92	100.0%
Miscellaneous Income	25.00	0.00	25.00	100.0%
Monthly Fee--Operations	253,377.76	255,098.30	-1,720.54	99.3%
Monthly Fee-- Tax Escrow	66,569.24	66,167.50	401.74	100.6%
<b>Total Income</b>	<u>320,082.92</u>	<u>321,265.80</u>	<u>-1,182.88</u>	<u>99.6%</u>
<b>Gross Profit</b>	320,082.92	321,265.80	-1,182.88	99.6%
<b>Expense</b>				
Activities	1,498.14	2,916.65	-1,418.51	51.4%
Contingency	0.00	8,000.00	-8,000.00	0.0%
Insurance	12,414.20	28,695.65	-16,281.45	43.3%
Land Lease	23,154.55	23,154.55	0.00	100.0%
Maintenance	57,816.05	49,816.39	7,999.66	116.1%
Management Fees	26,189.15	26,189.15	0.00	100.0%
Manor House Support	4,583.35	4,583.35	0.00	100.0%
Office Expense	3,853.00	4,341.60	-488.60	88.7%
Personnel Expense	81,058.66	79,135.40	1,923.26	102.4%
Professional Fees	3,837.00	2,275.00	1,562.00	168.7%
Property Taxes	79,401.08	79,401.00	0.08	100.0%
Transportation	1,612.80	2,029.55	-416.75	79.5%
Utilities	17,704.28	16,227.30	1,476.98	109.1%
<b>Total Expense</b>	<u>313,122.26</u>	<u>326,765.59</u>	<u>-13,643.33</u>	<u>95.8%</u>
<b>Net Ordinary Income</b>	<u>6,960.66</u>	<u>-5,499.79</u>	<u>12,460.45</u>	<u>-126.6%</u>
<b>Net Income</b>	<u><u>6,960.66</u></u>	<u><u>-5,499.79</u></u>	<u><u>12,460.45</u></u>	<u><u>-126.6%</u></u>

**Avalon Village Owners Association**  
**Reserve Budget vs. Actual**  
 January through May 2022

	<u>Jan - May 22</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Interest Income - Reserves	1,908.53	0.00	1,908.53	100.0%
Monthly Fee--Funded Reserves	32,070.59	32,289.55	-218.96	99.3%
<b>Total Income</b>	<u>33,979.12</u>	<u>32,289.55</u>	<u>1,689.57</u>	<u>105.2%</u>
<b>Gross Profit</b>	33,979.12	32,289.55	1,689.57	105.2%
<b>Expense</b>				
<b>Replacement Reserve Expense</b>				
Infrastructure Repair/Maint	1,012.00			
Paint	9,739.59	0.00	9,739.59	100.0%
Flooring	16,714.07	0.00	16,714.07	100.0%
Appliances	4,774.71	0.00	4,774.71	100.0%
<b>Total Replacement Reserve Expense</b>	<u>32,240.37</u>	<u>0.00</u>	<u>32,240.37</u>	<u>100.0%</u>
<b>Total Expense</b>	<u>32,240.37</u>	<u>0.00</u>	<u>32,240.37</u>	<u>100.0%</u>
<b>Net Ordinary Income</b>	<u>1,738.75</u>	<u>32,289.55</u>	<u>-30,550.80</u>	<u>5.4%</u>
<b>Net Income</b>	<u><u>1,738.75</u></u>	<u><u>32,289.55</u></u>	<u><u>-30,550.80</u></u>	<u><u>5.4%</u></u>

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 06/15/22  
 Cash Basis

## Avalon Village Owners Association Profit & Loss Budget vs. Actual January through May 2022

	Jan - May 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Interest Income - Operating	110.92	0.00	110.92	100.0%
Miscellaneous Income	25.00	0.00	25.00	100.0%
Monthly Fee--Operations	253,377.76	255,098.30	-1,720.54	99.3%
Monthly Fee-- Tax Escrow	66,569.24	66,167.50	401.74	100.6%
<b>Total Income</b>	<b>320,082.92</b>	<b>321,265.80</b>	<b>-1,182.88</b>	<b>99.6%</b>
<b>Gross Profit</b>	<b>320,082.92</b>	<b>321,265.80</b>	<b>-1,182.88</b>	<b>99.6%</b>
<b>Expense</b>				
<b>Activities</b>	1,498.14	2,916.65	-1,418.51	51.4%
<b>Contingency</b>	0.00	8,000.00	-8,000.00	0.0%
<b>Insurance</b>				
Casualty Loss	0.00	4,166.65	-4,166.65	0.0%
Directors & Officers	776.00	900.00	-124.00	86.2%
Property	10,331.75	20,974.00	-10,642.25	49.3%
Umbrella	680.00	1,380.00	-700.00	49.3%
Vehicles	626.45	1,275.00	-648.55	49.1%
<b>Total Insurance</b>	<b>12,414.20</b>	<b>28,695.65</b>	<b>-16,281.45</b>	<b>43.3%</b>
<b>Land Lease</b>	23,154.55	23,154.55	0.00	100.0%
<b>Maintenance</b>				
Contractor - Lawn Treatment	5,878.11	3,166.66	2,711.45	185.6%
Contractor - Mowing	0.00	3,844.83	-3,844.83	0.0%
Contractor - Landscape Maintena	12,388.28	3,230.00	9,158.28	383.5%
Contractor - Plowing	4,798.25	3,437.50	1,360.75	139.6%
Contractor - Salt/Calcium	4,738.75	4,050.00	688.75	117.0%
Equipment/Vehicle Maintenance	2,745.86	2,333.30	412.56	117.7%
General Maintenance & Repair	1,145.96	3,541.65	-2,395.69	32.4%
Grounds Maintenance	0.00	500.00	-500.00	0.0%
Maintenance Supplies & Parts	1,744.49	3,437.50	-1,693.01	50.7%
Pest Control	4,367.00	1,966.65	2,400.35	222.1%
Roof Snow Removal	0.00	4,000.00	-4,000.00	0.0%
Salt & Calcium Supplies	2,180.70	1,050.00	1,130.70	207.7%
Service Calls - Fireplace Inspe	3,570.00	0.00	3,570.00	100.0%
Service Calls - Furnace Plans	1,549.80	1,300.00	249.80	119.2%
Service Calls - General Repairs	5,587.48	6,600.00	-1,012.52	84.7%
Service Calls - Pump Station	1,324.05	625.00	699.05	211.8%
Tractor (Repayment to Reserves)	0.00	900.00	-900.00	0.0%
Trash Removal	5,797.32	5,000.00	797.32	115.9%
Tree Removal	0.00	833.30	-833.30	0.0%
<b>Total Maintenance</b>	<b>57,816.05</b>	<b>49,816.39</b>	<b>7,999.66</b>	<b>116.1%</b>
<b>Management Fees</b>	26,189.15	26,189.15	0.00	100.0%
<b>Manor House Support</b>	4,583.35	4,583.35	0.00	100.0%
<b>Office Expense</b>				
Bank Service Charges	175.00	175.00	0.00	100.0%
Copier Expenses	1,058.66	1,145.80	-87.14	92.4%
Internet	1,048.67	1,041.65	7.02	100.7%
Office Supplies	211.41	416.65	-205.24	50.7%
Postage	205.00	208.35	-3.35	98.4%
Telephone	1,154.26	1,354.15	-199.89	85.2%
<b>Total Office Expense</b>	<b>3,853.00</b>	<b>4,341.60</b>	<b>-488.60</b>	<b>88.7%</b>

10:04 AM  
06/15/22  
Cash Basis

**Avalon Village Owners Association**  
**Profit & Loss Budget vs. Actual**  
January through May 2022

	<u>Jan - May 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Personnel Expense</b>				
Health Insurance	4,351.15	4,350.00	1.15	100.0%
On Call Summer Personnel	0.00	300.00	-300.00	0.0%
On Call Winter Personnel	5,697.11	3,475.00	2,222.11	163.9%
Payroll Taxes	5,705.40	5,705.40	0.00	100.0%
Wages	63,392.50	63,392.50	0.00	100.0%
Workers Compensation	1,912.50	1,912.50	0.00	100.0%
<b>Total Personnel Expense</b>	<u>81,058.66</u>	<u>79,135.40</u>	<u>1,923.26</u>	<u>102.4%</u>
<b>Professional Fees</b>				
Accounting	3,735.00	1,650.00	2,085.00	226.4%
Legal Fees	102.00	625.00	-523.00	16.3%
<b>Total Professional Fees</b>	<u>3,837.00</u>	<u>2,275.00</u>	<u>1,562.00</u>	<u>168.7%</u>
<b>Property Taxes</b>	79,401.08	79,401.00	0.08	100.0%
<b>Transportation</b>				
Resident Transportation	0.00	416.65	-416.65	0.0%
Vehicle Lease	1,612.80	1,612.90	-0.10	100.0%
<b>Total Transportation</b>	<u>1,612.80</u>	<u>2,029.55</u>	<u>-416.75</u>	<u>79.5%</u>
<b>Utilities</b>				
Cable TV	11,844.06	11,450.00	394.06	103.4%
Electricity	2,251.30	1,083.30	1,168.00	207.8%
Hydrants & Water	3,608.92	3,694.00	-85.08	97.7%
<b>Total Utilities</b>	<u>17,704.28</u>	<u>16,227.30</u>	<u>1,476.98</u>	<u>109.1%</u>
<b>Total Expense</b>	<u>313,122.26</u>	<u>326,765.59</u>	<u>-13,643.33</u>	<u>95.8%</u>
<b>Net Ordinary Income</b>	<u>6,960.66</u>	<u>-5,499.79</u>	<u>12,460.45</u>	<u>-126.6%</u>
<b>Net Income</b>	<u><u>6,960.66</u></u>	<u><u>-5,499.79</u></u>	<u><u>12,460.45</u></u>	<u><u>-126.6%</u></u>

**Avalon Village Owners Association**  
**AVOA Balance Sheet**  
As of May 31, 2022

	May 31, 22	May 31, 21
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Avalon Owners Association		
FNB Operating Account -54410735	47,249.70	48,384.12
Reserve Fund Accounts		
Savings Account (MSCU 5753-00)	16.43	16.43
FNB Reserve Checking-54410727	71,880.16	95,938.85
Certificates of Deposit		
Reserve CD-36005173 (FN 4/3/22)	286,475.99	281,321.62
Reserve CD-5753 (MSCU 8/1/23)	40,671.04	39,687.70
Total Certificates of Deposit	327,147.03	321,009.32
Total Reserve Fund Accounts	399,043.62	416,964.60
Total Avalon Owners Association	446,293.32	465,348.72
Total Checking/Savings	446,293.32	465,348.72
<b>Accounts Receivable</b>		
Accounts Receivable	-1,904.23	-2,071.98
Total Accounts Receivable	-1,904.23	-2,071.98
<b>Other Current Assets</b>		
Reserve due from Oper (Tractor)	14,892.03	18,492.03
Undeposited Funds	0.00	1,284.61
Total Other Current Assets	14,892.03	19,776.64
Total Current Assets	459,281.12	483,053.38
<b>Fixed Assets</b>		
Accumulated Depreciation	-8,011,695.39	-7,577,614.26
Buildings	11,963,953.36	11,963,953.36
Company Vehicles		
John Deere Tractor	40,992.03	40,992.03
Maintenance Truck	20,775.95	20,775.95
Total Company Vehicles	61,767.98	61,767.98
Lawn Mower	5,563.95	5,563.95
Wide screen television	1,861.72	1,861.72
Total Fixed Assets	4,021,451.62	4,455,532.75
<b>TOTAL ASSETS</b>	<b>4,480,732.74</b>	<b>4,938,586.13</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Accounts Payable		
Accounts Payable		
Operating Accounts	0.00	1,933.65
Total Accounts Payable	0.00	1,933.65
Total Accounts Payable	0.00	1,933.65
<b>Other Current Liabilities</b>		
Insurance claims	0.00	4,793.48
Oper due to Reserve (Tractor)	14,892.03	18,492.03
Total Other Current Liabilities	14,892.03	23,285.51
Total Current Liabilities	14,892.03	25,219.16
Total Liabilities	14,892.03	25,219.16

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06/07/22

Cash Basis

Avalon Village Owners Association

**AVOA Balance Sheet**

As of May 31, 2022

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	<u>May 31, 22</u>	<u>May 31, 21</u>
Equity		
Common Stock	11,913,521.35	11,913,521.35
Retained Earnings	-7,446,437.14	-7,023,425.80
Net Income	-1,243.50	23,271.42
Total Equity	<u>4,465,840.71</u>	<u>4,913,366.97</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>4,480,732.74</u></b>	<b><u>4,938,586.13</u></b>