

	2022	2023
Activities	\$7,000	\$7,000
Land Lease	\$55,571	\$55,571
Insurance	\$59,413	\$67,564
Maintenance	\$163,814	\$183,552
Management Fees	\$62,854	\$70,265
Manor House Support	\$11,000	\$12,320
Office Expense	\$10,420	\$10,535
Personnel Expense	\$188,125	\$203,405
Professional Services	\$3,150	\$25,080
Utilities	\$37,468	\$42,563
Contingency	\$8,000	\$8,000
Transportation	\$5,421	\$5,421
SUBTOTAL - BASIC	\$612,236	\$691,276
Property Taxes	\$158,802	\$163,560
Reserve Contribution	\$77,495	\$93,744

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

	Oct 31, 22	Oct 31, 21
ASSETS		
Current Assets		
Checking/Savings		
Avalon Owners Association		
FNB Operating Account -54410735	39,784.54	47,626.69
Reserve Fund Accounts		
Savings Account (MSCU 5753-00)	16.43	16.43
FNB Reserve Checking-54410727	65,908.18	90,121.39
Investments		
1 mo T-Bill FN (2.30%) 11/15/22	60,014.06	0.00
6 mo T-Bill FN (4.25%) 4/27/23	177,240.81	0.00
Reserve CD-36005173 (FN 4/3/27)	50,000.00	283,904.06
Reserve CD-5753 (MSCU 7/30/23)	41,173.18	40,177.71
Total Investments	328,428.05	324,081.77
Total Reserve Fund Accounts	394,352.66	414,219.59
Total Avalon Owners Association	434,137.20	461,846.28
Total Checking/Savings	434,137.20	461,846.28
Accounts Receivable		
Accounts Receivable	-2,835.95	-1,901.98
Total Accounts Receivable	-2,835.95	-1,901.98
Other Current Assets		
Reserve due from Oper (Tractor)	13,092.03	16,692.03
Undeposited Funds	2,094.85	0.00
Total Other Current Assets	15,186.88	16,692.03
Total Current Assets	446,488.13	476,636.33
Fixed Assets		
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
TOTAL ASSETS	4,467,939.75	4,932,169.08
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Insurance claims	0.00	1,058.77
Oper due to Reserve (Tractor)	13,092.03	16,692.03
Total Other Current Liabilities	13,092.03	17,750.80
Total Current Liabilities	13,092.03	17,750.80
Total Liabilities	13,092.03	17,750.80

10:10 AM
11/08/22
Cash Basis

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

	<u>Oct 31, 22</u>	<u>Oct 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	-12,236.49	24,322.73
Total Equity	<u>4,454,847.72</u>	<u>4,914,418.28</u>
TOTAL LIABILITIES & EQUITY	<u><u>4,467,939.75</u></u>	<u><u>4,932,169.08</u></u>

2:24 PM

11/06/22

Cash Basis

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

	<u>Jan - Oct 22</u>	<u>Budget</u>	<u>\$ Over Bud...</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Interest Income - Operating	134.48	0.00	134.48	100.0%
Miscellaneous Income	25.00	0.00	25.00	100.0%
Monthly Fee--Operations	508,476.26	510,196.60	-1,720.34	99.7%
Monthly Fee-- Tax Escrow	132,479.70	132,335.00	144.70	100.1%
Total Income	<u>641,115.44</u>	<u>642,531.60</u>	<u>-1,416.16</u>	<u>99.8%</u>
Gross Profit	641,115.44	642,531.60	-1,416.16	99.8%
Expense				
Activities	4,576.46	5,833.30	-1,256.84	78.5%
Contingency	0.00	8,000.00	-8,000.00	0.0%
Insurance	38,949.45	45,754.30	-6,804.85	85.1%
Land Lease	46,309.10	46,309.10	0.00	100.0%
Maintenance	118,179.30	132,866.30	-14,687.00	88.9%
Management Fees	52,378.30	52,378.30	0.00	100.0%
Manor House Support	9,166.70	9,166.70	0.00	100.0%
Miscellaneous	62.00	0.00	62.00	100.0%
Office Expense	8,414.71	8,683.20	-268.49	96.9%
Personnel Expense	152,640.00	155,782.80	-3,142.80	98.0%
Professional Fees	13,310.75	2,900.00	10,410.75	459.0%
Property Taxes	159,186.67	158,802.00	384.67	100.2%
Transportation	3,438.04	4,259.10	-821.06	80.7%
Utilities	32,103.50	30,607.60	1,495.90	104.9%
Total Expense	<u>638,714.98</u>	<u>661,342.70</u>	<u>-22,627.72</u>	<u>96.6%</u>
Net Ordinary Income	<u>2,400.46</u>	<u>-18,811.10</u>	<u>21,211.56</u>	<u>-12.8%</u>
Net Income	<u><u>2,400.46</u></u>	<u><u>-18,811.10</u></u>	<u><u>21,211.56</u></u>	<u><u>-12.8%</u></u>

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

	<u>Jan - Oct 22</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Interest Income - Reserves	3,384.32	0.00	3,384.32	100.0%
Monthly Fee--Funded Reserves	68,449.25	64,579.10	3,870.15	106.0%
Total Income	<u>71,833.57</u>	<u>64,579.10</u>	<u>7,254.47</u>	<u>111.2%</u>
Gross Profit	71,833.57	64,579.10	7,254.47	111.2%
Expense				
Replacement Reserve Expense				
Carpet, LVP & Tile Replacement	0.00	10,846.06	-10,846.06	0.0%
Infrastructure Repair/Maint	9,625.98			
Landscape	713.72	0.00	713.72	100.0%
Roofing	4,400.00	0.00	4,400.00	100.0%
Paving, Roadwork & Walkway	6,055.10	0.00	6,055.10	100.0%
Paint	11,519.59	0.00	11,519.59	100.0%
Flooring	46,886.04	0.00	46,886.04	100.0%
Appliances	17,263.78	0.00	17,263.78	100.0%
Total Replacement Reserve Expense	<u>96,464.21</u>	<u>10,846.06</u>	<u>85,618.15</u>	<u>889.4%</u>
Total Expense	<u>96,464.21</u>	<u>10,846.06</u>	<u>85,618.15</u>	<u>889.4%</u>
Net Ordinary Income	<u>-24,630.64</u>	<u>53,733.04</u>	<u>-78,363.68</u>	<u>-45.8%</u>
Net Income	<u><u>-24,630.64</u></u>	<u><u>53,733.04</u></u>	<u><u>-78,363.68</u></u>	<u><u>-45.8%</u></u>