

**BALANCE SHEET
AVON TOWN SQUARE
DECEMBER 31, 2020**

Assets

Cash - Checking US Bank \$ 27,582

US Bank Reserve Cash 11,941

US Bank WCR Reserve 18,260

Total Reserve Cash 30,201

Accounts Receivable 3,188

Prepaid Elevator 450

Prepaid Insurance 8,469

Total Assets \$ 69,890

Liabilities and Equity

Accounts Payable \$ 2,566

Replacement Reserve Capital 31,792

Prior Years Surplus

Net Surplus (Deficit) 9,541

Total Liabilities and Equity \$ 69,890

AVON TOWN SQUARE

NET SURPLUS (DEFICIT) FOR THE YEAR ENDING DECEMBER 31, 2020

	Dec 31	Budget Year To Date	Inc. (Decr)	Approved 2021 Budget
Revenues				
Operating Dues	117,004	\$ 117,000	\$ 4	117,000
2nd Floor Limited Common Dues	11,000	11,000	-	11,000
Reserve Dues	20,032	20,000	32	20,000
Westin Parking		-	-	
Late Fees	200	-	200	
Finance Charges	567	-	567	
Interest Income	12	24	(12)	24
Total Revenues	148,815	148,024	791	148,024
General & Administrative Expenses				
Accounting	500	500	0	500
Electricity	8,807	8,000	807	10,000
Fire Safety	5,265	4,500	765	5,000
Insurance	10,035	10,100	(65)	10,300
Janitorial	14,890	15,000	(110)	15,000
Landscaping	4,381	3,000	1,381	4,000
Legal		250	(250)	250
Natural Gas	9,613	11,000	(1,387)	10,000
Office Expense	542	800	(258)	800
Parking Enforcement	6,056	8,600	(2,544)	8,600
Property Management Services	18,000	18,000	0	18,000
Repair & Maintenance				
Elevator Maintenance	7,104	5,500	1,604	7,000
Heating & Air Conditioning	5,420	2,000	3,420	3,000
Other Maintenance	(160)	10,000	(10,160)	7,000
Roof Repairs	1,133	1,000	133	1,000
Improvements		8,000	(8,000)	
Painting		-	0	
Parking Lot Maintenance	1,570	3,000	(1,430)	3,000
Pest Control	1,054	900	154	900
Window Cleaning		-	0	
Other Expenses				
Snow Removal	4,399	4,500	(101)	5,000
Trash Removal	4,528	4,593	(65)	4,800
Water & Sewer	6,245	7,000	(755)	7,000
Contingency		3,000	(3,000)	
2nd Floor Limited Common Elements Expense				
Electricity	8,876	10,500	(1,624)	10,500
Other Maintenance		-	0	
Air Condition Maintenance	972	1,000	(28)	1,000
Total Expenses	119,230	140,743	(21,513)	132,650
Transfer To Reserve	20,044	20,024	20	20,024
Net Surplus (Deficit)	9,541	(12,743)	22,284	(4,650)
Beginning Net Surplus (Deficit)		12,743		4,650
Ending Net Surplus (Deficit)	\$ 9,541	\$ 0	\$ 22,284	\$ -

**AVON TOWN SQUARE
REPLACEMENT RESERVE CAPITAL
DECEMBER 31, 2020**

Beginning Replacement Reserve Capital	\$ 11,410
Reserve Dues	20,032
Current Year Interest Income	12
Transfer surplus From 2019	5,938
Expenses:	
Concrete	5,600
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	5,600
Ending Balance Replacement Reserve Capital	<u><u>\$ 31,792</u></u>