

**AVON TOWN SQUARE LOT 2 - COMMUNITY BANK CENTER**  
**BALANCE SHEET**  
**DECEMBER 31, 2020**

**Assets**

Checking 1st Bank	\$	79,563
Savings - 1st Bank		1,115
Reserve - 1st Bank		43,311
Accounts Receivable (Prepaid)		12,020
Pre Paid Insurance		862
Prepaid Elevator		3,137
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**Total Assets** **\$** **140,009**

**Liabilities and Equity**

Parking Garage Payable	\$	21,504
Accounts Payable		
Working Capital		14,351
Maintenance Reserve Capital		98,256
Beginning (Deficit)		790
Net Surplus (Deficit)		5,108
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**Total Liabilities and Equity** **\$** **140,009**

**AVON TOWN SQUARE LOT 2 - COMMUNITY BANK CENTER  
NET SURPLUS (DEFICIT) FOR THE YEAR ENDING DECEMBER 31, 2020**

	December 31 2020	Budget Year To Date	(Unfavorable) Variance	2021 Proposed Budget
<b>Revenues</b>				
Operating Assessments	\$ 109,975	\$ 109,975	\$ -	\$ 109,975
Garage Assessment	10,752	10,752	-	10,752
Reserve Assessmet	14,992	14,992	-	22,500
Late Charge			-	-
Interest Income	41	200	159	10
<b>Total Revenues</b>	<b>135,760</b>	<b>135,919</b>	<b>159</b>	<b>143,237</b>
<b>General &amp; Administrative Expenses</b>				
Accounting - Tax Prep	550	550	-	550
Electricity	12,121	14,000	1,879	13,500
Fire Safety	5,294	5,267	(27)	5,267
Insurance	4,547	5,000	453	5,000
Janitorial	7,200	7,400	200	7,200
Landscape	1,695	2,000	305	2,000
Legal	341	500	159	350
Natural Gas	10,508	12,500	1,992	11,500
Bank Charges		150	150	-
Web Stie/Office Supplies	550	500	(50)	500
Property Management	9,298	9,298	-	9,298
Property Management - Maintenance	18,000	18,000	-	18,000
Bathroom Maintenance		250	250	250
Cleaning Supplies	2,509	2,600	91	2,600
Elevator Maintenance	8,257	7,500	(757)	7,500
Heating & Air Conditioning	2,423	3,290	867	3,290
Painting	867	500	(367)	500
Parking Lot Maintenance		1,000	1,000	1,000
Pest Control	2,090	1,600	(490)	1,600
Roof Repairs		-	-	-
Window Maintenance		500	500	500
Window Washing		2,000	2,000	2,000
Repair & Maintenance - Other	3,421	3,000	(421)	3,000
Security/Parking Monitoring	2,818	2,000	(818)	600
Snow Removal	3,019	3,000	(19)	3,000
Parking Space Rent	1,015	1,100	85	1,100
Trash Removal	3,081	4,300	1,219	4,512
Water & Sewer	5,263	2,960	(2,303)	6,000
Contingency				
<b>Total Expenses</b>	<b>104,867</b>	<b>110,765</b>	<b>5,898</b>	<b>110,617</b>
<b>Transfer To Reserve &amp; Garage</b>	<b>25,785</b>	<b>25,944</b>	<b>159</b>	<b>33,262</b>
<b>Net Surplus (Deficit)</b>	<b>5,108</b>	<b>(790)</b>	<b>5,898</b>	<b>(642)</b>
<b>Beginning Surplus (Deficit)</b>	<b>790</b>	<b>790</b>	<b>-</b>	<b>642</b>
<b>Ending Surplus (Deficit)</b>	<b>\$ 5,898</b>	<b>\$ -</b>	<b>\$ 5,898</b>	<b>\$ -</b>

**AVON TOWN SQUARE LOT 2 - COMMUNITY BANK CENTER  
MAINTENANCE RESERVE CAPITAL  
DECEMBER 31, 2020**

<b>Beginning Maintenance Reserve Capital</b>	<b>\$ 82,905</b>
Current Year Funding	14,992
Current Year Interest Income	41
Roll Over From 2019	318
<b>Expenses</b>	<hr style="width: 100%; border: 0.5px solid black;"/>
<b>Ending Balance Maintenance Reserve</b>	<b><u><u>\$ 98,256</u></u></b>

**AVON TOWN SQUARE LOT 2 - WHITE RIVER CENTER**  
**BALANCE SHEET**  
**DECEMBER 31, 2020**

**Assets**

Checking 1st Bank	\$	135,205
Savings - 1st Bank		71,310
Accounts Receivable (Prepaid)		8,445
Prepaid Elevator		3,065
Prepaid Insurance		1,378

**Total Assets**

**\$ 219,404**

**Liabilities and Equity**

Parking Garage Payable	\$	9,072
Working Capital		17,017
Maintenance Reserve Capital		170,151
Beginning Deficit		
Net Surplus (Deficit)		23,164

**Total Liabilities and Equity**

**\$ 219,404**

**AVON TOWN SQUARE LOT 2 - WHITE RIVER CENTER  
NET SURPLUS (DEFICIT) FOR THE YEAR ENDING DECEMBER 31, 2020**

	December 31	2019 Budget YTD	(Unfavorable) Variance	2021 Proposed Budget
<b>Revenues</b>				
Operating Assessments	\$ 179,948	179,943	\$ 5	\$ 179,943
Garage Assessment	9,072	9,072	-	9,072
Reserve Assesmet	30,000	30,000	-	45,000
Late Charge	-	-	-	-
Interest Income	19	-	19	-
<b>Total Revenues</b>	<u>219,039</u>	<u>219,015</u>	<u>24</u>	<u>234,015</u>
<b>General &amp; Administrative Expenses</b>				
Accounting - Tax Preparation	550	550	-	550
Electricity	54,135	65,000	10,865	65,000
Fire Safety	6,709	7,000	291	7,000
Insurance	6,823	8,400	1,577	8,400
Janitorial	9,375	10,000	625	10,000
Landscape	2,507	3,000	493	3,000
Natural Gas	5,411	6,000	589	6,000
Legal	538	500	(38)	500
Web Site/Office	355	800	445	800
Property Management	14,701	14,701	-	14,701
Property Management - Maintenance	20,400	20,400	-	20,400
Cleaning Supplies	-	1,500	1,500	1,500
Elevator Maintenance	9,467	8,500	(967)	9,500
Heating & Air Conditioning	807	6,000	5,193	5,840
Painting	1,281	1,000	(281)	1,000
Snow Melt Pump	-	-	-	-
Window Washing	-	1,420	1,420	1,420
Repair & Maintenance - Other	2,061	4,000	1,939	4,000
Security/Parking Monitoring	4,552	3,000	(1,552)	600
Snow Removal	3,577	5,000	1,423	5,000
Parking Space Rent	1,016	1,200	184	1,200
Trash Removal	4,628	4,629	1	4,632
Water & Sewer	7,891	4,500	(3,391)	4,500
Contingency	-	2,843	-	4,400
<b>Total Expenses</b>	<u>156,784</u>	<u>179,943</u>	<u>20,316</u>	<u>179,943</u>
<b>Transfer To Reserve And Garage</b>	<u>39,091</u>	<u>39,072</u>	<u>19</u>	<u>39,072</u>
<b>Net Surplus (Deficit)</b>	<u>23,164</u>	<u>0</u>	<u>23,164</u>	<u>15,000</u>
<b>Beginning Surplus (Deficit)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Ending Surplus (Deficit)</b>	<u>\$ 23,164</u>	<u>\$ 0</u>	<u>\$ 23,164</u>	<u>15,000</u>

**AVON TOWN SQUARE LOT 2 - WHITE RIVER CENTER  
MAINTENANCE RESERVE CAPITAL  
DECEMBER 31, 2020**

**Beginning Maintenance Reserve Capital** \$ 125,157

Current Year Funding 30,000

Current Year Interest Income 19

Roll Over From 2019 14,975

**Expenses**

**Ending Balance Maintenance Reserve** \$ 170,151

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

**Assets**

Checking 1st Bank	\$ 7,898
Accounts Receivable (Prepaid)	30,576
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**Total Assets**

<b>\$ 38,475</b>
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**Liabilities and Equity**

Maintenance Reserve	\$ 34,601
Net Surplus (Deficit)	3,874
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**Total Liabilities and Equity**

<b>\$ 38,475</b>
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**AVON TOWN SQUARE PARKING GARAGE  
NET SURPLUS (DEFICIT) FOR THE YEAR ENDING DECEMBER 31, 2020**

	Dec 31	Ytd Budget	(Unfavorable) Variance	Proposed Budget 2021
<b>Revenues</b>				
Operating Assessments -CBC	\$ 10,752	\$ 10,752	\$ -	\$ 10,752
Operating Assessments - WRC	9,072	9,072	-	9,072
<b>Total Revenues</b>	<u>19,824</u>	<u>19,824</u>	<u>-</u>	<u>19,824</u>
<b>General &amp; Administrative Expenses</b>				
Accounting	1,200	900	(300)	1,000
Electricity	8,274	8,000	(274)	9,000
Gas - CBV		-	-	
Gas - WRC		-	-	
Office Supplies	100	50	(50)	50
Repair & Maintenance	6,376	4,000	(2,376)	9,774
Misc		-	-	
<b>Total Expenses</b>	<u>15,950</u>	<u>12,950</u>	<u>(3,000)</u>	<u>19,824</u>
<b>Transfer To Reserve</b>				
<b>Net Surplus (Deficit)</b>	<u>3,874</u>	<u>6,874</u>	<u>(3,000)</u>	<u>-</u>
<b>Beginning Surplus (Deficit)</b>				
<b>Ending Surplus (Deficit)</b>	<u>\$ 3,874</u>	<u>\$ 6,874</u>	<u>\$ (3,000)</u>	<u>\$ -</u>



**AVON TOWN SQUARE PARKING GARAGE  
MAINTENANCE RESERVE CAPITAL  
DECEMBER 31, 2020**

<b>Beginning Maintenance Reserve Capital</b>	\$ 27,446
Current Year Funding	-
Current Year Interest Income	-
Roll Over Surplus	7,155
<b>Expenses</b>	
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<b>Ending Balance Maintenance Reserve</b>	<b><u><u>\$ 34,601</u></u></b>