

**BALANCE SHEET
AVON TOWN SQUARE
DECEMBER 31, 2024**

Assets

Cash - Checking US Bank \$ 39,909

US Bank Reserve Cash 22,056

US Bank WCR Reserve 2,187

Total Reserve Cash 24,243

Accounts Receivable 7,898

Prepaid Elevator 2,523

Prepaid Pest Control

Prepaid Insurance 4,612

Total Assets \$ 79,185

Liabilities and Equity

Accounts Payable

Deferred Revenue

Working Capital 33,759

Replacement Reserve Capital 40,516

Prior Years Surplus (231)

Net Surplus (Deficit) 5,141

Total Liabilities and Equity \$ 79,185

AVON TOWN SQUARE
NET SURPLUS (DEFICIT) FOR THE YEAR ENDING DECEMBER 31, 2024

	Dec 31	Budget Year To Date	Inc. (Decr)
Revenues			
Operating Dues	144,700	\$ 144,700	\$ -
2nd Floor Limited Common Dues	11,000	11,000	-
Reserve Dues	65,000	65,000	-
Late Fees	-	-	-
Finance Charges	375	-	375
Interest Income	115	10	105
Total Revenues	221,190	220,710	480
General & Administrative Expenses			
Accounting	550	550	0
Electricity	8,263	10,000	(1,737)
Fire Safety	7,162	5,000	2,162
Insurance	13,825	15,000	(1,175)
Janitorial	15,504	16,000	(496)
Landscaping	11,790	7,000	4,790
Legal	500	250	250
Natural Gas	15,942	15,500	442
Office Expense	355	1,000	(645)
Parking Enforcement	2,765	4,000	(1,235)
Property Management Services	19,200	19,200	0
Repair & Maintenance		-	
Elevator Maintenance	11,050	10,500	550
Heating & Air Conditioning	4,467	4,000	467
Other Maintenance	3,487	4,000	(513)
Roof Repairs	7,713	1,000	6,713
Improvements	-	-	0
Painting	250	-	250
Parking Lot Maintenance	-	2,000	(2,000)
Pest Control	1,215	1,400	(185)
Window Cleaning	-	1,000	(1,000)
Other Expenses		-	0
Snow Removal	5,194	6,000	(806)
Trash Removal	5,952	8,300	(2,348)
Water & Sewer	8,926	9,000	(74)
Contingency	-	-	0
2nd Floor Limited Common Elements Expense		-	0
Electricity	6,824	10,000	(3,176)
Other Maintenance	-	-	0
Air Condition Maintenance	-	2,000	(2,000)
Total Expenses	150,934	152,700	(1,766)
Transfer To Reserve	65,115	65,010	105
Net Surplus (Deficit)	5,141	3,000	2,141
Beginning Net Surplus (Deficit)	(231)	(3,000)	2,769
Ending Net Surplus (Deficit)	\$ 4,910	\$ -	\$ 4,910

**AVON TOWN SQUARE
REPLACEMENT RESERVE CAPITAL
DECEMBER 31, 2024**

Beginning Replacement Reserve Capital	\$ 217,292
Reserve Dues	65,000
Current Year Interest Income	115
Expenses:	
Roof	179,272
Painting	62,619
	<hr/>
	241,891
Ending Balance Replacement Reserve Capital	<u><u>\$ 40,516</u></u>