

**BALANCE SHEET
AVON TOWN SQUARE
NOVEMBER 30, 2025**

Assets

Cash - Checking US Bank	\$	90,088
US Bank Reserve Cash		22,065
US Bank WCR Reserve		2,039
Total Reserve Cash		<u>24,104</u>
Accounts Receivable		35,080
Prepaid Elevator		3,163
Prepaid Pest Control		
Prepaid Insurance		<u>13,181</u>
Total Assets	\$	<u><u>165,616</u></u>

Liabilities and Equity

Accounts Payable	\$	1,960
Deferred Revenue		18,387
Working Capital		36,233
Replacement Reserve Capital		91,712
Prior Years Surplus		631
Net Surplus (Deficit)		<u>16,693</u>
Total Liabilities and Equity		

AVON TOWN SQUARE
NET SURPLUS (DEFICIT) FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 2025

	Nov 30	Budget Year To Date	Inc. (Decr)	Approved 2025 Budget	Approved 2026 Budget
Revenues					
Operating Dues	132,642	\$ 132,642	\$ -	144,700	144,700
2nd Floor Limited Common Dues	10,083	10,083	-	11,000	11,000
Reserve Dues	59,583	59,583	-	65,000	87,070
Late Fees	600	-	600		
Finance Charges					
Interest Income	13	9	-		
	13	9	4	10	10
Total Revenues	202,921	202,318	604	220,710	242,780
General & Administrative Expenses					
Accounting	550	500	50	550	550
Electricity	10,020	9,000	1,020	10,000	11,000
Fire Safety	5,836	6,875	(1,039)	7,500	7,500
Insurance	12,855	14,208	(1,353)	15,500	15,500
Janitorial	16,002	14,667	1,335	16,000	17,500
Landscaping	6,725	8,000	(1,275)	8,000	8,000
Legal	1,012	917	95	1,000	1,000
Natural Gas	9,963	13,000	(3,037)	15,500	14,000
Office Expense	569	733	(164)	800	800
Parking Enforcement	1,580	3,667	(2,087)	4,000	4,000
Property Management Services	17,600	17,600	0	19,200	19,200
Repair & Maintenance					
Elevator Maintenance	1,887	11,000	(9,113)	12,000	9,000
Heating & Air Conditioning	4,890	4,583	307	5,000	5,000
Other Maintenance	2,207	3,667	(1,460)	4,000	4,000
Roof Repairs		917	(917)	1,000	1,000
Improvements		-	0		
Painting	3,350	458	2,892	500	500
Parking Lot Maintenance	304	917	(613)	1,000	1,000
Pest Control	1,200	1,192	8	1,300	1,300
Window Cleaning			0	1,000	1,000
Other Expenses					
Snow Removal	7,132	5,000	2,132	6,000	8,000
Trash Removal	6,783	5,500	1,283	6,000	7,500
Water & Sewer	9,867	8,433	1,434	9,200	12,000
Contingency		-	0		
2nd Floor Limited Common Elements Expense					
Electricity	6,300	9,167	(2,867)	10,000	9,000
Other Maintenance		-	0		
Air Condition Maintenance		1,833	(1,833)	2,000	2,000
Total Expenses	126,632	141,833	(15,201)	157,050	160,350
Transfer To Reserve	59,596	59,593	4	65,010	87,080
Net Surplus (Deficit)	16,693	892	15,801	(1,350)	(4,650)
Beginning Net Surplus (Deficit)	631	(3,000)	3,631	1,350	4,650
Ending Net Surplus (Deficit)	\$ 17,324	\$ (2,108)	\$ 19,432	\$ -	\$ -

**AVON TOWN SQUARE
REPLACEMENT RESERVE CAPITAL
NOVEMBER 30, 2025**

Beginning Replacement Reserve Capital	\$ 40,516
Reserve Dues	59,583
Current Year Interest Income	13
Expenses:	
Roof	2,500
Water Heat Pump	5,900
	<hr/>
	8,400
Ending Balance Replacement Reserve Capital	<u>\$ 91,712</u>