

**AVON TOWN SQUARE LOT 2 - WHITE RIVER CENTER**  
**BALANCE SHEET**  
**DECEMBER 31, 2024**

**Assets**

Checking 1st Bank	\$ 51,909
Savings - 1st Bank	573,970
Accounts Receivable (Prepaid)	28,462
Prepaid Elevator	3,571
Prepaid Insurance	834

<b>Total Assets</b>	<b>\$ 658,747</b>
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**Liabilities and Equity**

Parking Garage Payable	8,442
Payable CBC	24,870
Working Capital	17,017
Maintenance Reserve Capital	595,373
Beginning Deficit	-
Net Surplus (Deficit)	13,045

<b>Total Liabilities and Equity</b>	<b>\$ 658,747</b>
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**AVON TOWN SQUARE LOT 2 - WHITE RIVER CENTER**  
**NET SURPLUS (DEFICIT) FOR THE YEAR ENDING DECEMBER 31, 2024**

	Dec 31	2024 Budget YTD	(Unfavorable) Variance	2025 Proposed Budget
<b>Revenues</b>				
Operating Assessments	\$ 179,943	179,943	\$ -	\$ 179,943
Garage Assessments	9,072	9,072	-	9,072
Reserve Assessments Building	68,596	68,596	-	68,596
Reserve Assessments Shared	47,484	47,490	-	47,490
Late Charge	-	-	-	-
Interest Income	2,361	-	2,361	-
<b>Total Revenues</b>	<b>307,456</b>	<b>305,101</b>	<b>2,361</b>	<b>305,101</b>
<b>General &amp; Administrative Expenses</b>				
Accounting - Tax Preparation	674	550	(124)	674
Electricity	49,633	61,000	11,367	58,000
Fire Safety	9,149	8,500	(649)	9,200
Insurance	10,876	8,327	(2,549)	13,990
Janitorial	9,445	8,000	(1,445)	9,500
Landscape	3,511	3,000	(511)	3,678
Natural Gas	5,155	7,500	2,345	7,500
Legal	156	1,000	844	1,000
Web Site/Office	271	900	629	900
Property Management	19,126	18,301	(825)	19,126
Property Management - Maintenance	19,616	20,400	784	6,130
Cleaning Supplies	1,965	1,500	(465)	2,000
Elevator Maintenance	10,521	9,000	(1,521)	11,000
Heating & Air Conditioning	5,094	6,000	906	6,000
Painting	-	1,000	1,000	1,000
Snow Melt Pump	-	1,000	1,000	1,000
Window Washing	-	3,000	3,000	3,000
Repair & Maintenance - Other	3,871	4,500	629	4,500
Pest Control	714	-	-	797
Security/Parking Monitoring	1,171	1,500	329	1,839
Snow Removal	4,356	5,000	644	5,517
Parking Space Rent	1,321	1,225	(96)	1,321
Trash Removal	4,266	6,300	2,034	4,000
Water & Sewer	6,007	5,500	(507)	4,644
Contingency	-	-	-	-
<b>Total Expenses</b>	<b>166,898</b>	<b>183,003</b>	<b>16,819</b>	<b>176,316</b>
<b>Transfer To Reserve And Garage</b>	<b>127,513</b>	<b>125,158</b>	<b>2,361</b>	<b>125,158</b>
<b>Net Surplus (Deficit)</b>	<b>13,045</b>	<b>(3,060)</b>	<b>(16,819)</b>	<b>3,627</b>
<b>Beginning Surplus (Deficit)</b>	<b>-</b>	<b>3,060</b>	<b>(3,060)</b>	<b>(3,627)</b>
<b>Ending Surplus (Deficit)</b>	<b>\$ 13,045</b>	<b>\$ -</b>	<b>\$ (19,879)</b>	<b>(0)</b>

**AVON TOWN SQUARE LOT 2 - WHITE RIVER CENTER  
MAINTENANCE RESERVE CAPITAL  
DECEMBER 31, 2024**

<b>Beginning Maintenance Reserve Capital</b>	<b>\$ 581,541</b>
Current Year Funding	116,080
Current Year Interest Income	2,361
Roll Over From 2023	2,978
Special Assessment	
<b>Expenses</b>	
Painting	78,696
Elevator	11,586
2021-2023 Lot 2 Recon	17,305
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	107,587
<b>Ending Balance Maintenance Reserve</b>	<b><u><u>\$ 595,373</u></u></b>