

Avalon of Naples I Condominium
Balance Sheet
Period 01/31/2021

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	January 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 2124	70,880.85		70,880.85
00106	VNB OPERATING MMA 3949	12,743.40		12,743.40
00113	ALLIANCE RES 4951		76,212.15	76,212.15
00115	VNB RES MMA 6115		50,181.36	50,181.36
00112	ACCOUNTS RECEIVABLE	95.00		95.00
00122	PREPAID INSURANCE	36,561.48		36,561.48
00123	PREPAID EXPENSES	6,357.81		6,357.81
00124	PREPAID MASTER FEES	28,567.09		28,567.09
	<i>Total Current Assets</i>	155,205.63	126,393.51	281,599.14
	TOTAL ASSETS	155,205.63	126,393.51	281,599.14
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	1,534.41		1,534.41
00210	ACCOUNTS PAYABLE	2,032.49		2,032.49
00211	ACCRUED PAYABLES	803.00		803.00
00215	INSURANCE FINANCING	29,716.61		29,716.61
00230	DUE TO DEVELOPER	32,540.38		32,540.38
00239	DEFERRED ASSESSMENTS	49,093.33		49,093.33
00300	DEF RES -UNALLOCATED INTEREST		171.21	171.21
00301	DEF RES - ROOF REPLACEMENT		58,144.48	58,144.48
00302	DEF RES - BUILDING PAINTING		67,293.35	67,293.35
	<i>Total Current Liabilities</i>	115,720.22	125,609.04	241,329.26
<i>Equity</i>				
00350	FUND BALANCE	37,790.79	759.45	38,550.24
	Current Year Net Income/(Loss)	1,694.62	25.02	1,719.64
	<i>Total Equity</i>	39,485.41	784.47	40,269.88
	TOTAL LIABILITIES & EQUITY	155,205.63	126,393.51	281,599.14

Avalon of Naples I Condominium

Income & Expense Statement

Posted 1/1/2021 To 1/31/2021 11:59:00 PM

	Current Period Consolidated			Year to Date Consolidated			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00410 MAINTENANCE ASSESSMENTS	10,263.12	10,263.00	0.12	10,263.12	10,263.00	0.12	123,158.00
00420 RESERVE ASSESSMENT	8,120.00	8,120.00	0.00	8,120.00	8,120.00	0.00	32,480.00
00440 MASTER FEES ASSESSMENTS	14,283.55	14,283.50	0.05	14,283.55	14,283.50	0.05	171,402.00
00482 PURCHASE APPLICATION FEES	90.00	0.00	90.00	90.00	0.00	90.00	0.00
00494 MASTER FEES TRANSFER	(14,283.55)	(14,283.50)	(0.05)	(14,283.55)	(14,283.50)	(0.05)	(171,402.00)
00497 INTEREST INCOME	9.63	0.00	9.63	9.63	0.00	9.63	0.00
00498 INTEREST - RESERVES	25.02	0.00	25.02	25.02	0.00	25.02	0.00
00499 RESERVE TRANSFER	(8,120.00)	(8,120.00)	0.00	(8,120.00)	(8,120.00)	0.00	(32,480.00)
TOTAL Income	10,387.77	10,263.00	124.77	10,387.77	10,263.00	124.77	123,158.00
TOTAL Income	10,387.77	10,263.00	124.77	10,387.77	10,263.00	124.77	123,158.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,709.29	2,982.00	272.71	2,709.29	2,982.00	272.71	35,780.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00504 ANNUAL REPORT	61.25	62.00	0.75	61.25	62.00	0.75	62.00
00506 DVIISION FEES	0.00	0.00	0.00	0.00	0.00	0.00	224.00
00510 MANAGEMENT FEES	798.00	798.00	0.00	798.00	798.00	0.00	9,576.00
00511 OFFICE EXPENSE	82.85	292.00	209.15	82.85	292.00	209.15	3,500.00
00514 LEGAL FEES	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
00515 APPLICATION EXP BKGRND CK	0.00	33.00	33.00	0.00	33.00	33.00	400.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	0.00	50.00	50.00	600.00
TOTAL Administrative	3,651.39	4,467.00	815.61	3,651.39	4,467.00	815.61	53,417.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,890.00	1,890.00	0.00	1,890.00	1,890.00	0.00	22,680.00
00552 LANDSCAPE REPLACEMENT	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
00554 TREE TRIMMING	0.00	292.00	292.00	0.00	292.00	292.00	3,500.00
00556 PINESTRAW	0.00	519.00	519.00	0.00	519.00	519.00	6,222.00
00558 IRRIGATION - R&M	0.00	192.00	192.00	0.00	192.00	192.00	2,300.00
TOTAL Landscaping	1,890.00	3,310.00	1,420.00	1,890.00	3,310.00	1,420.00	39,702.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	1,320.00	408.00	(912.00)	1,320.00	408.00	(912.00)	4,900.00
00562 MAINTENANCE	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
00564 PEST CONTROL	0.00	177.00	177.00	0.00	177.00	177.00	2,128.00
TOTAL Maintenance and Re	1,320.00	1,085.00	(235.00)	1,320.00	1,085.00	(235.00)	13,028.00
<u>Public Utilities</u>							
00566 ELECTRICITY	116.04	83.00	(33.04)	116.04	83.00	(33.04)	1,000.00
TOTAL Public Utilities	116.04	83.00	(33.04)	116.04	83.00	(33.04)	1,000.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	545.70	595.00	49.30	545.70	595.00	49.30	7,140.00

Avalon of Naples I Condominium

Income & Expense Statement

Posted 1/1/2021 To 1/31/2021 11:59:00 PM

	Current Period Consolidated			Year to Date Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00570 ANNL FIRE EQUIPMNT INSPECT	0.00	29.00	29.00	0.00	29.00	29.00	350.00
00571 FIRE EQUIPMENT R&M	1,145.00	125.00	(1,020.00)	1,145.00	125.00	(1,020.00)	1,500.00
00572 FIRE SPRINKLER INSPECTION	0.00	128.00	128.00	0.00	128.00	128.00	1,540.00
00574 PRESSURE WASHING	0.00	457.00	457.00	0.00	457.00	457.00	5,481.00
TOTAL Repairs and Mainten	1,690.70	1,334.00	(356.70)	1,690.70	1,334.00	(356.70)	16,011.00
TOTAL Expense	8,668.13	10,279.00	1,610.87	8,668.13	10,279.00	1,610.87	123,158.00
Excess Revenue / Expense	1,719.64	(16.00)	1,735.64	1,719.64	(16.00)	1,735.64	0.00

Avalon of Naples I Condominium

Income & Expense Statement

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	Current Period Operating			Year to Date Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00410 MAINTENANCE ASSESSMENTS	10,263.12	10,263.00	0.12	10,263.12	10,263.00	0.12	123,158.00
00420 RESERVE ASSESSMENT	8,120.00	8,120.00	0.00	8,120.00	8,120.00	0.00	32,480.00
00440 MASTER FEES ASSESSMENTS	14,283.55	14,283.50	0.05	14,283.55	14,283.50	0.05	171,402.00
00482 PURCHASE APPLICATION FEES	90.00	0.00	90.00	90.00	0.00	90.00	0.00
00494 MASTER FEES TRANSFER	(14,283.55)	(14,283.50)	(0.05)	(14,283.55)	(14,283.50)	(0.05)	(171,402.00)
00497 INTEREST INCOME	9.63	0.00	9.63	9.63	0.00	9.63	0.00
00499 RESERVE TRANSFER	(8,120.00)	(8,120.00)	0.00	(8,120.00)	(8,120.00)	0.00	(32,480.00)
TOTAL Income	10,362.75	10,263.00	99.75	10,362.75	10,263.00	99.75	123,158.00
TOTAL Income	10,362.75	10,263.00	99.75	10,362.75	10,263.00	99.75	123,158.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,709.29	2,982.00	272.71	2,709.29	2,982.00	272.71	35,780.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00504 ANNUAL REPORT	61.25	62.00	0.75	61.25	62.00	0.75	62.00
00506 DVIISION FEES	0.00	0.00	0.00	0.00	0.00	0.00	224.00
00510 MANAGEMENT FEES	798.00	798.00	0.00	798.00	798.00	0.00	9,576.00
00511 OFFICE EXPENSE	82.85	292.00	209.15	82.85	292.00	209.15	3,500.00
00514 LEGAL FEES	0.00	250.00	250.00	0.00	250.00	250.00	3,000.00
00515 APPLICATION EXP BKGRND CK	0.00	33.00	33.00	0.00	33.00	33.00	400.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	0.00	50.00	50.00	600.00
TOTAL Administrative	3,651.39	4,467.00	815.61	3,651.39	4,467.00	815.61	53,417.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,890.00	1,890.00	0.00	1,890.00	1,890.00	0.00	22,680.00
00552 LANDSCAPE REPLACEMENT	0.00	417.00	417.00	0.00	417.00	417.00	5,000.00
00554 TREE TRIMMING	0.00	292.00	292.00	0.00	292.00	292.00	3,500.00
00556 PINESTRAW	0.00	519.00	519.00	0.00	519.00	519.00	6,222.00
00558 IRRIGATION - R&M	0.00	192.00	192.00	0.00	192.00	192.00	2,300.00
TOTAL Landscaping	1,890.00	3,310.00	1,420.00	1,890.00	3,310.00	1,420.00	39,702.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	1,320.00	408.00	(912.00)	1,320.00	408.00	(912.00)	4,900.00
00562 MAINTENANCE	0.00	500.00	500.00	0.00	500.00	500.00	6,000.00
00564 PEST CONTROL	0.00	177.00	177.00	0.00	177.00	177.00	2,128.00
TOTAL Maintenance and Re	1,320.00	1,085.00	(235.00)	1,320.00	1,085.00	(235.00)	13,028.00
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00566 ELECTRICITY	116.04	83.00	(33.04)	116.04	83.00	(33.04)	1,000.00
TOTAL Public Utilities	116.04	83.00	(33.04)	116.04	83.00	(33.04)	1,000.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	545.70	595.00	49.30	545.70	595.00	49.30	7,140.00
00570 ANNUL FIRE EQUIPMNT INSPECT	0.00	29.00	29.00	0.00	29.00	29.00	350.00

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00572 FIRE SPRINKLER INSPECTION	0.00	128.00	128.00	0.00	128.00	128.00	1,540.00
00574 PRESSURE WASHING	0.00	457.00	457.00	0.00	457.00	457.00	5,481.00
TOTAL Repairs and Mainter	1,690.70	1,334.00	(356.70)	1,690.70	1,334.00	(356.70)	16,011.00
TOTAL Expense	8,668.13	10,279.00	1,610.87	8,668.13	10,279.00	1,610.87	123,158.00
Excess Revenue / Expense	1,694.62	(16.00)	1,710.62	1,694.62	(16.00)	1,710.62	0.00

Avalon of Naples I Condominium

Income & Expense Statement

Posted 1/1/2021 To 1/31/2021 11:59:00 PM

	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00498 INTEREST - RESERVES	25.02	0.00	25.02	25.02	0.00	25.02	0.00
TOTAL Income	25.02	0.00	25.02	25.02	0.00	25.02	0.00
TOTAL Income	25.02	0.00	25.02	25.02	0.00	25.02	0.00
Excess Revenue / Expense	25.02	0.00	25.02	25.02	0.00	25.02	0.00