

Avalon of Naples I Condominium
Balance Sheet
Period 02/28/2021

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	February 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 2124	65,526.66		65,526.66
00106	VNB OPERATING MMA 3949	12,747.31		12,747.31
00113	ALLIANCE RES 4951		76,220.92	76,220.92
00115	VNB RES MMA 6115		50,196.76	50,196.76
00112	ACCOUNTS RECEIVABLE	95.00		95.00
00122	PREPAID INSURANCE	31,939.46		31,939.46
00123	PREPAID EXPENSES	5,708.99		5,708.99
00124	PREPAID MASTER FEES	14,283.54		14,283.54
	<i>Total Current Assets</i>	130,300.96	126,417.68	256,718.64
	TOTAL ASSETS	130,300.96	126,417.68	256,718.64
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	1,989.41		1,989.41
00210	ACCOUNTS PAYABLE	2,594.66		2,594.66
00215	INSURANCE FINANCING	27,015.10		27,015.10
00230	DUE TO DEVELOPER	32,540.38		32,540.38
00239	DEFERRED ASSESSMENTS	24,546.66		24,546.66
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>	88,686.21	125,609.04	214,295.25
<i>Equity</i>				
00350	FUND BALANCE	37,790.79	759.45	38,550.24
	Current Year Net Income/(Loss)	3,823.96	49.19	3,873.15
	<i>Total Equity</i>	41,614.75	808.64	42,423.39
	TOTAL LIABILITIES & EQUITY	130,300.96	126,417.68	256,718.64

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	20,526.24	20,526.00	0.24	123,158.00
00420 RESERVE ASSESSMENT	0.00	0.00	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	28,567.10	28,567.00	0.10	171,402.00
00482 PURCHASE APPLICATION FEES	0.00	0.00	0.00	90.00	0.00	90.00	0.00
00494 MASTER FEES TRANSFER	(14,283.55)	(14,283.50)	(0.05)	(28,567.10)	(28,567.00)	(0.10)	(171,402.00)
00497 INTEREST INCOME	6.59	0.00	6.59	16.22	0.00	16.22	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(8,120.00)	(8,120.00)	0.00	(32,480.00)
TOTAL Income	10,269.71	10,263.00	6.71	20,632.46	20,526.00	106.46	123,158.00
TOTAL Income	10,269.71	10,263.00	6.71	20,632.46	20,526.00	106.46	123,158.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,710.02	2,982.00	271.98	5,419.31	5,964.00	544.69	35,780.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00504 ANNUAL REPORT	0.00	0.00	0.00	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	1,596.00	1,596.00	0.00	9,576.00
00511 OFFICE EXPENSE	75.02	292.00	216.98	157.87	584.00	426.13	3,500.00
00514 LEGAL FEES	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00515 APPLICATION EXP BKGRND CK	60.00	33.00	(27.00)	60.00	66.00	6.00	400.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	0.00	100.00	100.00	600.00
TOTAL Administrative	3,643.04	4,405.00	761.96	7,294.43	8,872.00	1,577.57	53,417.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,890.00	1,890.00	0.00	3,780.00	3,780.00	0.00	22,680.00
00552 LANDSCAPE REPLACEMENT	60.00	417.00	357.00	60.00	834.00	774.00	5,000.00
00554 TREE TRIMMING	0.00	292.00	292.00	0.00	584.00	584.00	3,500.00
00556 PINESTRAW	0.00	519.00	519.00	0.00	1,038.00	1,038.00	6,222.00
00558 IRRIGATION - R&M	138.00	192.00	54.00	138.00	384.00	246.00	2,300.00
TOTAL Landscaping	2,088.00	3,310.00	1,222.00	3,978.00	6,620.00	2,642.00	39,702.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	455.00	408.00	(47.00)	1,775.00	816.00	(959.00)	4,900.00
00562 MAINTENANCE	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
00564 PEST CONTROL	448.00	177.00	(271.00)	448.00	354.00	(94.00)	2,128.00
TOTAL Maintenance and Re	903.00	1,085.00	182.00	2,223.00	2,170.00	(53.00)	13,028.00
<u>Public Utilities</u>							
00566 ELECTRICITY	113.36	83.00	(30.36)	229.40	166.00	(63.40)	1,000.00
TOTAL Public Utilities	113.36	83.00	(30.36)	229.40	166.00	(63.40)	1,000.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	613.91	595.00	(18.91)	1,159.61	1,190.00	30.39	7,140.00
00570 ANNL FIRE EQUIPMNT INSPECT	499.06	29.00	(470.06)	499.06	58.00	(441.06)	350.00

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Income & Expense Statement

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00571 FIRE EQUIPMENT R&M	0.00	125.00	125.00	1,145.00	250.00	(895.00)	1,500.00
00572 FIRE SPRINKLER INSPECTION	280.00	128.00	(152.00)	280.00	256.00	(24.00)	1,540.00
00574 PRESSURE WASHING	0.00	457.00	457.00	0.00	914.00	914.00	5,481.00
TOTAL Repairs and Mainter	1,392.97	1,334.00	(58.97)	3,083.67	2,668.00	(415.67)	16,011.00
TOTAL Expense	8,140.37	10,217.00	2,076.63	16,808.50	20,496.00	3,687.50	123,158.00
Excess Revenue / Expense	2,129.34	46.00	2,083.34	3,823.96	30.00	3,793.96	0.00

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Income & Expense Statement

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	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00498 INTEREST - RESERVES	24.17	0.00	24.17	49.19	0.00	49.19	0.00
TOTAL Income	24.17	0.00	24.17	49.19	0.00	49.19	0.00
TOTAL Income	24.17	0.00	24.17	49.19	0.00	49.19	0.00
Excess Revenue / Expense	24.17	0.00	24.17	49.19	0.00	49.19	0.00