

Avalon of Naples I Condominium
Balance Sheet
Period 03/31/2021

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	March 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 2124	113,831.12		113,831.12
00106	VNB OPERATING MMA 3949	12,751.92		12,751.92
00113	ALLIANCE RES 4951		76,230.63	76,230.63
00115	VNB RES MMA 6115		50,214.92	50,214.92
00112	ACCOUNTS RECEIVABLE	80.36		80.36
00122	PREPAID INSURANCE	29,018.59		29,018.59
00123	PREPAID EXPENSES	7,255.14		7,255.14
	<i>Total Current Assets</i>	162,937.13	126,445.55	289,382.68
	TOTAL ASSETS	162,937.13	126,445.55	289,382.68
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	59,309.77		59,309.77
00210	ACCOUNTS PAYABLE	1,904.64		1,904.64
00215	INSURANCE FINANCING	24,313.59		24,313.59
00230	DUE TO DEVELOPER	32,540.38		32,540.38
	<i>Total Current Liabilities</i>	118,068.38		118,068.38
<i>Liability</i>				
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 Liability</i>		125,609.04	125,609.04
<i>Equity</i>				
00350	FUND BALANCE	37,790.79	759.45	38,550.24
	Current Year Net Income/(Loss)	7,077.96	77.06	7,155.02
	<i>Total Equity</i>	44,868.75	836.51	45,705.26
	TOTAL LIABILITIES & EQUITY	162,937.13	126,445.55	289,382.68

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	30,789.36	30,789.00	0.36	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	14,283.54	14,283.50	0.04	42,850.64	42,850.50	0.14	171,402.00
00482 PURCHASE APPLICATION FEES	460.00	0.00	460.00	550.00	0.00	550.00	0.00
00494 MASTER FEES TRANSFER	(14,283.54)	(14,283.50)	(0.04)	(42,850.64)	(42,850.50)	(0.14)	(171,402.00)
00497 INTEREST INCOME	6.66	0.00	6.66	22.88	0.00	22.88	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(8,120.00)	(8,120.00)	0.00	(32,480.00)
TOTAL Income	10,729.78	10,263.00	466.78	31,362.24	30,789.00	573.24	123,158.00
TOTAL Income	10,729.78	10,263.00	466.78	31,362.24	30,789.00	573.24	123,158.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,920.87	2,982.00	61.13	8,340.18	8,946.00	605.82	35,780.00
00503 TAXES & TAX PREP	275.00	275.00	0.00	275.00	275.00	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	224.00	224.00	0.00	224.00	224.00	224.00
00510 MANAGEMENT FEES	798.00	798.00	0.00	2,394.00	2,394.00	0.00	9,576.00
00511 OFFICE EXPENSE	331.83	292.00	(39.83)	489.70	876.00	386.30	3,500.00
00514 LEGAL FEES	0.00	250.00	250.00	0.00	750.00	750.00	3,000.00
00515 APPLICATION EXP BKGRND CK	30.00	33.00	3.00	90.00	99.00	9.00	400.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	0.00	150.00	150.00	600.00
TOTAL Administrative	4,355.70	4,904.00	548.30	11,650.13	13,776.00	2,125.87	53,417.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,890.00	1,890.00	0.00	5,670.00	5,670.00	0.00	22,680.00
00552 LANDSCAPE REPLACEMENT	0.00	417.00	417.00	60.00	1,251.00	1,191.00	5,000.00
00554 TREE TRIMMING	0.00	292.00	292.00	0.00	876.00	876.00	3,500.00
00556 PINESTRAW	0.00	519.00	519.00	0.00	1,557.00	1,557.00	6,222.00
00558 IRRIGATION - R&M	0.00	192.00	192.00	138.00	576.00	438.00	2,300.00
TOTAL Landscaping	1,890.00	3,310.00	1,420.00	5,868.00	9,930.00	4,062.00	39,702.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	200.00	408.00	208.00	1,975.00	1,224.00	(751.00)	4,900.00
00562 MAINTENANCE	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00
00564 PEST CONTROL	280.00	177.00	(103.00)	728.00	531.00	(197.00)	2,128.00
TOTAL Maintenance and Re	480.00	1,085.00	605.00	2,703.00	3,255.00	552.00	13,028.00
<u>Public Utilities</u>							
00566 ELECTRICITY	113.43	83.00	(30.43)	342.83	249.00	(93.83)	1,000.00
TOTAL Public Utilities	113.43	83.00	(30.43)	342.83	249.00	(93.83)	1,000.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	636.65	595.00	(41.65)	1,796.26	1,785.00	(11.26)	7,140.00
00570 ANNUL FIRE EQUIPMNT INSPECT	0.00	29.00	29.00	499.06	87.00	(412.06)	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	375.00	(770.00)	1,500.00
00572 FIRE SPRINKLER INSPECTION	0.00	128.00	128.00	280.00	384.00	104.00	1,540.00
00574 PRESSURE WASHING	0.00	457.00	457.00	0.00	1,371.00	1,371.00	5,481.00
TOTAL Repairs and Mainter	636.65	1,334.00	697.35	3,720.32	4,002.00	281.68	16,011.00
TOTAL Expense	7,475.78	10,716.00	3,240.22	24,284.28	31,212.00	6,927.72	123,158.00
Excess Revenue / Expense	3,254.00	(453.00)	3,707.00	7,077.96	(423.00)	7,500.96	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	27.87	0.00	27.87	77.06	0.00	77.06	0.00
TOTAL Income	27.87	0.00	27.87	77.06	0.00	77.06	0.00
TOTAL Income	27.87	0.00	27.87	77.06	0.00	77.06	0.00
Excess Revenue / Expense	27.87	0.00	27.87	77.06	0.00	77.06	0.00