

Avalon of Naples I Condominium
Balance Sheet
Period 10/31/2021

Page 1 of 1

	October 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 2124	95,026.66		95,026.66
00106	VNB OPERATING MMA 3949	12,780.67		12,780.67
00113	ALLIANCE RES 4951		100,668.62	100,668.62
00115	VNB RES MMA 6115		50,319.58	50,319.58
00122	PREPAID INSURANCE	8,291.93		8,291.93
00123	PREPAID EXPENSES	3,091.39		3,091.39
00124	PREPAID MASTER FEES	28,567.09		28,567.09
	<i>Total Current Assets</i>	147,757.74	150,988.20	298,745.94
	TOTAL ASSETS	147,757.74	150,988.20	298,745.94
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	7,831.35		7,831.35
00210	ACCOUNTS PAYABLE	1,091.40		1,091.40
00211	ACCRUED PAYABLES	317.00		317.00
00215	INSURANCE FINANCING	2,701.51		2,701.51
00230	DUE TO DEVELOPER	32,540.38		32,540.38
00239	DEFERRED ASSESSMENTS	49,093.33		49,093.33
	<i>Total Current Liabilities</i>	93,574.97		93,574.97
<i>Liability</i>				
00300	DEF RES -UNALLOCATED INTEREST		171.21	171.21
00301	DEF RES - ROOF REPLACEMENT		77,401.48	77,401.48
00302	DEF RES - BUILDING PAINTING		72,396.35	72,396.35
	<i>Total Liability</i>		149,969.04	149,969.04
<i>Equity</i>				
00350	FUND BALANCE	37,790.79	759.45	38,550.24
	Current Year Net Income/(Loss)	16,391.98	259.71	16,651.69
	<i>Total Equity</i>	54,182.77	1,019.16	55,201.93
	TOTAL LIABILITIES & EQUITY	147,757.74	150,988.20	298,745.94

Avalon of Naples I Condominium

Income & Expense Statement

Posted 10/1/2021 To 10/31/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00410 MAINTENANCE ASSESSMENTS	10,263.12	10,263.00	0.12	102,631.20	102,630.00	1.20	123,158.00
00420 RESERVE ASSESSMENT	8,120.00	8,120.00	0.00	32,480.00	32,480.00	0.00	32,480.00
00440 MASTER FEES ASSESSMENTS	14,283.55	14,283.50	0.05	142,835.47	142,835.00	0.47	171,402.00
00481 LEASE APPLICATION FEES	0.00	0.00	0.00	460.00	0.00	460.00	0.00
00482 PURCHASE APPLICATION FEES	230.00	0.00	230.00	1,420.00	0.00	1,420.00	0.00
00494 MASTER FEES TRANSFER	(14,283.55)	(14,283.50)	(0.05)	(142,835.47)	(142,835.00)	(0.47)	(171,402.00)
00497 INTEREST INCOME	5.73	0.00	5.73	64.64	0.00	64.64	0.00
00499 RESERVE TRANSFER	(8,120.00)	(8,120.00)	0.00	(32,480.00)	(32,480.00)	0.00	(32,480.00)
TOTAL Income	10,498.85	10,263.00	235.85	104,575.84	102,630.00	1,945.84	123,158.00
TOTAL Income	10,498.85	10,263.00	235.85	104,575.84	102,630.00	1,945.84	123,158.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	3,024.12	2,982.00	(42.12)	29,508.84	29,820.00	311.16	35,780.00
00503 TAXES & TAX PREP	0.00	0.00	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	0.00	0.00	0.00	224.00	224.00	224.00
00510 MANAGEMENT FEES	798.00	798.00	0.00	7,980.00	7,980.00	0.00	9,576.00
00511 OFFICE EXPENSE	147.00	292.00	145.00	1,510.65	2,920.00	1,409.35	3,500.00
00514 LEGAL FEES	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
00515 APPLICATION EXP BKGRND CK	50.00	33.00	(17.00)	750.00	330.00	(420.00)	400.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	(2.16)	500.00	502.16	600.00
TOTAL Administrative	4,019.12	4,405.00	385.88	40,083.58	44,611.00	4,527.42	53,417.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,890.00	1,890.00	0.00	18,900.00	18,900.00	0.00	22,680.00
00552 LANDSCAPE REPLACEMENT	0.00	417.00	417.00	2,042.00	4,170.00	2,128.00	5,000.00
00554 TREE TRIMMING	1,682.00	292.00	(1,390.00)	3,362.00	2,920.00	(442.00)	3,500.00
00556 PINESTRAW	0.00	519.00	519.00	0.00	5,190.00	5,190.00	6,222.00
00558 IRRIGATION - R&M	279.00	192.00	(87.00)	847.00	1,920.00	1,073.00	2,300.00
TOTAL Landscaping	3,851.00	3,310.00	(541.00)	25,151.00	33,100.00	7,949.00	39,702.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	175.00	408.00	233.00	4,550.00	4,080.00	(470.00)	4,900.00
00562 MAINTENANCE	2,115.00	500.00	(1,615.00)	2,937.69	5,000.00	2,062.31	6,000.00
00564 PEST CONTROL	216.00	177.00	(39.00)	2,064.00	1,770.00	(294.00)	2,128.00
TOTAL Maintenance and Re	2,506.00	1,085.00	(1,421.00)	9,551.69	10,850.00	1,298.31	13,028.00
<u>Public Utilities</u>							
00566 ELECTRICITY	114.44	83.00	(31.44)	1,146.27	830.00	(316.27)	1,000.00
TOTAL Public Utilities	114.44	83.00	(31.44)	1,146.27	830.00	(316.27)	1,000.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	636.65	595.00	(41.65)	7,482.51	5,950.00	(1,532.51)	7,140.00

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Income & Expense Statement

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	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00570 ANNL FIRE EQUIPMNT INSPECT	0.00	29.00	29.00	1,573.56	290.00	(1,283.56)	350.00
00571 FIRE EQUIPMENT R&M	309.27	125.00	(184.27)	2,066.98	1,250.00	(816.98)	1,500.00
00572 FIRE SPRINKLER INSPECTION	568.27	128.00	(440.27)	1,128.27	1,280.00	151.73	1,540.00
00574 PRESSURE WASHING	0.00	457.00	457.00	0.00	4,570.00	4,570.00	5,481.00
TOTAL Repairs and Mainten	1,514.19	1,334.00	(180.19)	12,251.32	13,340.00	1,088.68	16,011.00
TOTAL Expense	12,004.75	10,217.00	(1,787.75)	88,183.86	102,731.00	14,547.14	123,158.00
Excess Revenue / Expense	(1,505.90)	46.00	(1,551.90)	16,391.98	(101.00)	16,492.98	0.00

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	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00497 INTEREST INCOME	24.35	0.00	24.35	259.71	0.00	259.71	0.00
TOTAL Income	24.35	0.00	24.35	259.71	0.00	259.71	0.00
TOTAL Income	24.35	0.00	24.35	259.71	0.00	259.71	0.00
Excess Revenue / Expense	24.35	0.00	24.35	259.71	0.00	259.71	0.00