

Avalon of Naples I Condominium
Balance Sheet
Period 12/31/2021

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	December 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 2124	124,140.34		124,140.34
00106	VNB OPERATING MMA 3949	12,786.27		12,786.27
00113	ALLIANCE RES 4951		100,693.85	100,693.85
00115	VNB RES MMA 6115		50,341.61	50,341.61
00122	PREPAID INSURANCE	2,345.13		2,345.13
00123	PREPAID EXPENSES	5,004.09		5,004.09
	<i>Total Current Assets</i>	144,275.83	151,035.46	295,311.29
	TOTAL ASSETS	144,275.83	151,035.46	295,311.29
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	56,924.71		56,924.71
00210	ACCOUNTS PAYABLE	3,685.73		3,685.73
00211	ACCRUED PAYABLES	925.71		925.71
00230	DUE TO DEVELOPER	32,540.38		32,540.38
	<i>Total Current Liabilities</i>	94,076.53		94,076.53
<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)	12,408.51	306.97	12,715.48
	<i>Total Equity</i>	50,199.30	1,066.42	51,265.72
	TOTAL LIABILITIES & EQUITY	144,275.83	151,035.46	295,311.29

Avalon of Naples I Condominium

Income & Expense Statement

Posted 12/1/2021 To 12/31/2021 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	10,265.00	(1.88)	123,157.44	123,158.00	(0.56)	123,158.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	32,480.00	32,480.00	0.00	32,480.00
00440 MASTER FEES ASSESSMENTS	14,283.54	14,283.50	0.04	171,402.56	171,402.00	0.56	171,402.00
00481 LEASE INCOME APPLICATION FE	0.00	0.00	0.00	640.00	0.00	640.00	0.00
00482 PURCHASE INCOME APPLICATIC	180.00	0.00	180.00	1,780.00	0.00	1,780.00	0.00
00494 MASTER FEES TRANSFER	(14,283.54)	(14,283.50)	(0.04)	(171,402.56)	(171,402.00)	(0.56)	(171,402.00)
00497 INTEREST INCOME	4.68	0.00	4.68	74.31	0.00	74.31	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(32,480.00)	(32,480.00)	0.00	(32,480.00)
TOTAL Income	10,447.80	10,265.00	182.80	125,651.75	123,158.00	2,493.75	123,158.00
TOTAL Income	10,447.80	10,265.00	182.80	125,651.75	123,158.00	2,493.75	123,158.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	3,029.12	2,978.00	(51.12)	35,514.44	35,780.00	265.56	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	9,576.00	9,576.00	0.00	9,576.00
00511 OFFICE EXPENSE	353.44	288.00	(65.44)	1,900.36	3,500.00	1,599.64	3,500.00
00514 LEGAL FEES	552.50	250.00	(302.50)	1,158.75	3,000.00	1,841.25	3,000.00
00515 APPLICATION EXP BKGRND CK	230.00	37.00	(193.00)	980.00	400.00	(580.00)	400.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	(2.16)	600.00	602.16	600.00
TOTAL Administrative	4,963.06	4,401.00	(562.06)	49,463.64	53,417.00	3,953.36	53,417.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,890.00	1,890.00	0.00	22,680.00	22,680.00	0.00	22,680.00
00552 LANDSCAPE REPLACEMENT	570.00	413.00	(157.00)	2,612.00	5,000.00	2,388.00	5,000.00
00554 TREE TRIMMING	0.00	288.00	288.00	3,362.00	3,500.00	138.00	3,500.00
00556 PINESTRAW	0.00	513.00	513.00	6,221.25	6,222.00	0.75	6,222.00
00558 IRRIGATION - R&M	66.00	188.00	122.00	1,021.00	2,300.00	1,279.00	2,300.00
TOTAL Landscaping	2,526.00	3,292.00	766.00	35,896.25	39,702.00	3,805.75	39,702.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	175.00	412.00	237.00	4,900.00	4,900.00	0.00	4,900.00
00562 MAINTENANCE	0.00	500.00	500.00	3,067.69	6,000.00	2,932.31	6,000.00
00564 PEST CONTROL	432.00	181.00	(251.00)	2,776.00	2,128.00	(648.00)	2,128.00
TOTAL Maintenance and Re	607.00	1,093.00	486.00	10,743.69	13,028.00	2,284.31	13,028.00
<u>Public Utilities</u>							
00566 ELECTRICITY	114.95	87.00	(27.95)	1,375.04	1,000.00	(375.04)	1,000.00
TOTAL Public Utilities	114.95	87.00	(27.95)	1,375.04	1,000.00	(375.04)	1,000.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	636.65	595.00	(41.65)	8,755.81	7,140.00	(1,615.81)	7,140.00

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	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00570 ANNL FIRE EQUIPMNT INSPECT	0.00	31.00	31.00	1,573.56	350.00	(1,223.56)	350.00
00571 FIRE EQUIPMENT R&M	280.00	125.00	(155.00)	2,346.98	1,500.00	(846.98)	1,500.00
00572 FIRE SPRINKLER INSPECTION	0.00	132.00	132.00	1,128.27	1,540.00	411.73	1,540.00
00574 PRESSURE WASHING	0.00	454.00	454.00	1,960.00	5,481.00	3,521.00	5,481.00
TOTAL Repairs and Mainten	916.65	1,337.00	420.35	15,764.62	16,011.00	246.38	16,011.00
TOTAL Expense	9,127.66	10,210.00	1,082.34	113,243.24	123,158.00	9,914.76	123,158.00
Excess Revenue / Expense	1,320.14	55.00	1,265.14	12,408.51	0.00	12,408.51	0.00

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Income & Expense Statement

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	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00497 INTEREST INCOME	23.08	0.00	23.08	306.97	0.00	306.97	0.00
TOTAL Income	23.08	0.00	23.08	306.97	0.00	306.97	0.00
TOTAL Income	23.08	0.00	23.08	306.97	0.00	306.97	0.00
Excess Revenue / Expense	23.08	0.00	23.08	306.97	0.00	306.97	0.00