

Avalon of Naples I Condominium
Balance Sheet
Period 02/28/2022

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	February 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 2124	96,011.36		96,011.36
00106	VNB OPERATING MMA 3949	12,791.23		12,791.23
00113	ALLIANCE RES 4951		108,839.80	108,839.80
00115	VNB RES MMA 6115		50,361.14	50,361.14
00112	ACCOUNTS RECEIVABLE	1,658.40		1,658.40
00122	PREPAID INSURANCE	45,489.26		45,489.26
00123	PREPAID EXPENSES	1,384.21		1,384.21
00124	PREPAID MASTER FEES	15,736.00		15,736.00
	<i>Total Current Assets</i>	173,070.46	159,200.94	332,271.40
	TOTAL ASSETS	173,070.46	159,200.94	332,271.40
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	23,266.31		23,266.31
00210	ACCOUNTS PAYABLE	63.00		63.00
00211	ACCRUED PAYABLES	962.50		962.50
00215	INSURANCE FINANCING	37,480.00		37,480.00
00230	DUE TO DEVELOPER	32,540.38		32,540.38
00239	DEFERRED ASSESSMENTS	26,469.34		26,469.34
	<i>Total Current Liabilities</i>	120,781.53		120,781.53
<i>Liability</i>				
00300	DEF RES -UNALLOCATED INTEREST		171.21	171.21
00301	DEF RES - ROOF REPLACEMENT		83,820.48	83,820.48
00302	DEF RES - BUILDING PAINTING		74,097.35	74,097.35
	<i>Total Liability</i>		158,089.04	158,089.04
<i>Equity</i>				
00350	FUND BALANCE	50,199.30	1,066.42	51,265.72
	Current Year Net Income/(Loss)	2,089.63	45.48	2,135.11
	<i>Total Equity</i>	52,288.93	1,111.90	53,400.83
	TOTAL LIABILITIES & EQUITY	173,070.46	159,200.94	332,271.40

Avalon of Naples I Condominium

Income & Expense Statement

Posted 2/1/2022 To 2/28/2022 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00410 MAINTENANCE ASSESSMENTS	10,733.33	10,733.00	0.33	21,466.66	21,466.00	0.66	128,800.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	8,120.00	8,120.00	0.00	32,480.00
00440 MASTER FEES ASSESSMENTS	15,736.00	15,736.00	0.00	31,472.00	31,472.00	0.00	188,832.00
00460 MISCELLANEOUS INCOME	65.00	0.00	65.00	65.00	0.00	65.00	0.00
00470 LATE CHARGES	(25.00)	0.00	(25.00)	100.00	0.00	100.00	0.00
00475 OWNERS INTEREST CHARGES	(5.40)	0.00	(5.40)	21.92	0.00	21.92	0.00
00481 LEASE INCOME APPLICATION FE	140.00	0.00	140.00	320.00	0.00	320.00	0.00
00494 MASTER FEES TRANSFER	(15,736.00)	(15,736.00)	0.00	(31,472.00)	(31,472.00)	0.00	(188,832.00)
00497 INTEREST INCOME	4.45	0.00	4.45	9.35	0.00	9.35	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(8,120.00)	(8,120.00)	0.00	(32,480.00)
TOTAL Income	10,912.38	10,733.00	179.38	21,982.93	21,466.00	516.93	128,800.00
TOTAL Income	10,912.38	10,733.00	179.38	21,982.93	21,466.00	516.93	128,800.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	3,522.84	3,683.00	160.16	6,622.87	7,366.00	743.13	44,197.00
00502 BANK FEE	20.00	0.00	(20.00)	20.00	0.00	(20.00)	0.00
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	0.00	0.00	0.00	62.00
00506 DVIISION FEES	0.00	0.00	0.00	96.00	224.00	128.00	224.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00510 MANAGEMENT FEES	798.00	798.00	0.00	1,596.00	1,596.00	0.00	9,576.00
00511 OFFICE EXPENSE	375.93	208.00	(167.93)	838.72	416.00	(422.72)	2,500.00
00513 COLLECTION FEES	65.00	0.00	(65.00)	65.00	0.00	(65.00)	0.00
00514 LEGAL FEES	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00515 APPLICATION EXP BKGRND CK	30.00	46.00	16.00	140.00	92.00	(48.00)	550.00
00516 RESERVE STUDY	787.50	0.00	(787.50)	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	5,599.27	5,235.00	(364.27)	10,953.59	10,694.00	(259.59)	63,384.00
<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	0.00	417.00	417.00	0.00	834.00	834.00	5,000.00
00554 TREE TRIMMING	0.00	280.00	280.00	0.00	560.00	560.00	3,364.00
00556 PINESTRAW	0.00	519.00	519.00	0.00	1,038.00	1,038.00	6,222.00
00558 IRRIGATION - R&M	33.00	100.00	67.00	33.00	200.00	167.00	1,200.00
TOTAL Landscaping	1,923.00	3,206.00	1,283.00	3,813.00	6,412.00	2,599.00	38,466.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	1,718.80	500.00	(1,218.80)	1,936.80	1,000.00	(936.80)	6,000.00
00562 MAINTENANCE	0.00	500.00	500.00	0.00	1,000.00	1,000.00	6,000.00
00564 PEST CONTROL	0.00	208.00	208.00	0.00	416.00	416.00	2,500.00
TOTAL Maintenance and Re	1,718.80	1,208.00	(510.80)	1,936.80	2,416.00	479.20	14,500.00

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Income & Expense Statement

Posted 2/1/2022 To 2/28/2022 11:59:00 PM

	This Month: Operating			YTD: Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
<u>Public Utilities</u>							
00566 ELECTRICITY	125.97	117.00	(8.97)	239.98	234.00	(5.98)	1,400.00
TOTAL Public Utilities	125.97	117.00	(8.97)	239.98	234.00	(5.98)	1,400.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	411.95	385.00	(26.95)	2,345.27	770.00	(1,575.27)	4,620.00
00571 FIRE EQUIPMENT R&M	350.53	196.00	(154.53)	604.66	392.00	(212.66)	2,350.00
00572 FIRE SPRINKLER INSPECTION	0.00	173.00	173.00	0.00	346.00	346.00	2,080.00
00574 PRESSURE WASHING	0.00	167.00	167.00	0.00	334.00	334.00	2,000.00
TOTAL Repairs and Maintner	762.48	921.00	158.52	2,949.93	1,842.00	(1,107.93)	11,050.00
TOTAL Expense	10,129.52	10,687.00	557.48	19,893.30	21,598.00	1,704.70	128,800.00
Excess Revenue / Expense	782.86	46.00	736.86	2,089.63	(132.00)	2,221.63	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	21.79	0.00	21.79	45.48	0.00	45.48	0.00
TOTAL Income	21.79	0.00	21.79	45.48	0.00	45.48	0.00
TOTAL Income	21.79	0.00	21.79	45.48	0.00	45.48	0.00
Excess Revenue / Expense	21.79	0.00	21.79	45.48	0.00	45.48	0.00