

Avalon of Naples I Condominium
Balance Sheet
Period 05/31/2022

Page 1 of 1

	May 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 2124	100,851.39		100,851.39
00106	VNB OPERATING MMA 3949	12,799.34		12,799.34
00113	ALLIANCE RES 4951		117,002.53	117,002.53
00115	VNB RES MMA 6115		50,393.07	50,393.07
00112	ACCOUNTS RECEIVABLE	53.57		53.57
00122	PREPAID INSURANCE	29,959.52		29,959.52
00123	PREPAID EXPENSES	1,263.34		1,263.34
00124	PREPAID MASTER FEES	15,736.00		15,736.00
	<i>Total Current Assets</i>	160,663.16	167,395.60	328,058.76
	TOTAL ASSETS	160,663.16	167,395.60	328,058.76
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	16,278.01		16,278.01
00210	ACCOUNTS PAYABLE	1,611.10		1,611.10
00211	ACCRUED PAYABLES	81.08		81.08
00215	INSURANCE FINANCING	26,236.00		26,236.00
00230	DUE TO DEVELOPER	32,540.38		32,540.38
00239	DEFERRED ASSESSMENTS	26,469.34		26,469.34
	<i>Total Current Liabilities</i>	103,215.91		103,215.91
<i>Liability</i>				
00300	DEF RES -UNALLOCATED INTEREST		171.21	171.21
00301	DEF RES - ROOF REPLACEMENT		90,239.48	90,239.48
00302	DEF RES - BUILDING PAINTING		75,798.35	75,798.35
	<i>Total Liability</i>		166,209.04	166,209.04
<i>Equity</i>				
00350	FUND BALANCE	50,199.30	1,066.42	51,265.72
	Current Year Net Income/(Loss)	7,247.95	120.14	7,368.09
	<i>Total Equity</i>	57,447.25	1,186.56	58,633.81
	TOTAL LIABILITIES & EQUITY	160,663.16	167,395.60	328,058.76

Avalon of Naples I Condominium

Income & Expense Statement

Posted 5/1/2022 To 5/31/2022 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	53,666.66	53,665.00	1.66	128,800.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	16,240.00	16,240.00	0.00	32,480.00
00440 MASTER FEES ASSESSMENTS	15,736.00	15,736.00	0.00	78,680.00	78,680.00	0.00	188,832.00
00460 MISCELLANEOUS INCOME	0.00	0.00	0.00	268.42	0.00	268.42	0.00
00465 FINE INCOME	0.00	0.00	0.00	200.00	0.00	200.00	0.00
00470 LATE CHARGES	0.00	0.00	0.00	203.15	0.00	203.15	0.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	74.81	0.00	74.81	0.00
00481 LEASE INCOME APPLICATION FE	0.00	0.00	0.00	320.00	0.00	320.00	0.00
00482 PURCHASE INCOME APPLICATIC	400.00	0.00	400.00	860.00	0.00	860.00	0.00
00494 MASTER FEES TRANSFER	(15,736.00)	(15,736.00)	0.00	(78,680.00)	(78,680.00)	0.00	(188,832.00)
00497 INTEREST INCOME	5.61	0.00	5.61	24.99	0.00	24.99	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(16,240.00)	(16,240.00)	0.00	(32,480.00)
TOTAL Income	11,138.94	10,733.00	405.94	55,618.03	53,665.00	1,953.03	128,800.00
TOTAL Income	11,138.94	10,733.00	405.94	55,618.03	53,665.00	1,953.03	128,800.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	3,908.41	3,683.00	(225.41)	18,206.05	18,415.00	208.95	44,197.00
00502 BANK FEE	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
00503 TAXES & TAX PREP	275.00	0.00	(275.00)	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	96.00	224.00	128.00	224.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	1,250.00	1,250.00	3,000.00
00510 MANAGEMENT FEES	798.00	798.00	0.00	3,990.00	3,990.00	0.00	9,576.00
00511 OFFICE EXPENSE	88.58	208.00	119.42	1,330.19	1,040.00	(290.19)	2,500.00
00513 COLLECTION FEES	0.00	0.00	0.00	65.00	0.00	(65.00)	0.00
00514 LEGAL FEES	0.00	250.00	250.00	2,734.67	1,250.00	(1,484.67)	3,000.00
00515 APPLICATION EXP BKGRND CK	0.00	46.00	46.00	250.00	230.00	(20.00)	550.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	5,069.99	5,235.00	165.01	28,603.16	26,736.00	(1,867.16)	63,384.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,890.00	1,890.00	0.00	9,450.00	9,450.00	0.00	22,680.00
00552 LANDSCAPE REPLACEMENT	0.00	417.00	417.00	0.00	2,085.00	2,085.00	5,000.00
00554 TREE TRIMMING	0.00	280.00	280.00	0.00	1,400.00	1,400.00	3,364.00
00556 PINESTRAW	0.00	519.00	519.00	0.00	2,595.00	2,595.00	6,222.00
00558 IRRIGATION - R&M	0.00	100.00	100.00	138.00	500.00	362.00	1,200.00
TOTAL Landscaping	1,890.00	3,206.00	1,316.00	9,588.00	16,030.00	6,442.00	38,466.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	285.00	500.00	215.00	2,899.80	2,500.00	(399.80)	6,000.00
00562 MAINTENANCE	1,380.00	500.00	(880.00)	1,510.00	2,500.00	990.00	6,000.00
00564 PEST CONTROL	280.00	208.00	(72.00)	712.00	1,040.00	328.00	2,500.00

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Income & Expense Statement

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	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Maintenance and Re	1,945.00	1,208.00	(737.00)	5,121.80	6,040.00	918.20	14,500.00
<u>Public Utilities</u>							
00566 ELECTRICITY	125.97	117.00	(8.97)	620.09	585.00	(35.09)	1,400.00
TOTAL Public Utilities	125.97	117.00	(8.97)	620.09	585.00	(35.09)	1,400.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	(703.03)	385.00	1,088.03	2,466.14	1,925.00	(541.14)	4,620.00
00571 FIRE EQUIPMENT R&M	681.55	196.00	(485.55)	1,970.89	980.00	(990.89)	2,350.00
00572 FIRE SPRINKLER INSPECTION	0.00	173.00	173.00	0.00	865.00	865.00	2,080.00
00574 PRESSURE WASHING	0.00	167.00	167.00	0.00	835.00	835.00	2,000.00
TOTAL Repairs and Mainten	(21.48)	921.00	942.48	4,437.03	4,605.00	167.97	11,050.00
TOTAL Expense	9,009.48	10,687.00	1,677.52	48,370.08	53,996.00	5,625.92	128,800.00
Excess Revenue / Expense	2,129.46	46.00	2,083.46	7,247.95	(331.00)	7,578.95	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	26.96	0.00	26.96	120.14	0.00	120.14	0.00
TOTAL Income	26.96	0.00	26.96	120.14	0.00	120.14	0.00
TOTAL Income	26.96	0.00	26.96	120.14	0.00	120.14	0.00
Excess Revenue / Expense	26.96	0.00	26.96	120.14	0.00	120.14	0.00