

Avalon of Naples I Condominium
Balance Sheet
Period 10/31/2022

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	October 2022	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00103	ALLIANCE OP 2124	103,684.92		103,684.92
00106	VNB OPERATING MMA 3949	12,828.79		12,828.79
00113	ALLIANCE RES 4951		114,753.30	114,753.30
00115	VNB RES MMA 6115		50,509.05	50,509.05
00112	ACCOUNTS RECEIVABLE	5,156.08		5,156.08
00119	DUE TO/FROM RESERVES	(8,120.00)	8,120.00	
00122	PREPAID INSURANCE	10,699.83		10,699.83
00123	PREPAID EXPENSES	54,761.40		54,761.40
00124	PREPAID MASTER FEES	31,472.00		31,472.00
	<i>Total Current Assets</i>	210,483.02	173,382.35	383,865.37
	TOTAL ASSETS	210,483.02	173,382.35	383,865.37
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	7,109.71		7,109.71
00210	ACCOUNTS PAYABLE	4,175.00		4,175.00
00215	INSURANCE FINANCING	7,496.00		7,496.00
00227	DUE TO MASTER	47,208.00		47,208.00
00230	DUE TO DEVELOPER	32,540.38		32,540.38
00239	DEFERRED ASSESSMENTS	52,938.67		52,938.67
	<i>Total Current Liabilities</i>	151,467.76		151,467.76
<i>Liability</i>				
00300	DEF RES -UNALLOCATED INTEREST		171.21	171.21
00301	DEF RES - ROOF REPLACEMENT		103,077.48	103,077.48
00302	DEF RES - BUILDING PAINTING		79,200.35	79,200.35
	<i>Total Liability</i>		182,449.04	182,449.04
<i>Equity</i>				
00350	FUND BALANCE	50,199.30	1,066.42	51,265.72
	Current Year Net Income/(Loss)	8,815.96	(10,133.11)	(1,317.15)
	<i>Total Equity</i>	59,015.26	(9,066.69)	49,948.57
	TOTAL LIABILITIES & EQUITY	210,483.02	173,382.35	383,865.37

Avalon of Naples I Condominium

Income & Expense Statement

Posted 10/1/2022 To 10/31/2022 11:59:00 PM

This Month: Consolidated				YTD: Consolidated			Annual
Actual	Budget	\$ Var	Actual	Budget	\$ Var		
Income							
Income							
00410 MAINTENANCE ASSESSMENTS	10,733.33	10,733.00	0.33	107,333.33	107,330.00	3.33	128,800.00
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	15,736.00	15,736.00	0.00	157,360.00	157,360.00	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	125.00	0.00	125.00	478.15	0.00	478.15	0.00
00475 OWNERS INTEREST CHARGES	16.95	0.00	16.95	114.82	0.00	114.82	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	0.00	0.00	0.00	860.00	0.00	860.00	0.00
00494 MASTER FEES TRANSFER	(15,736.00)	(15,736.00)	0.00	(157,360.00)	(157,360.00)	0.00	(188,832.00)
00497 INTEREST INCOME	76.63	0.00	76.63	403.81	0.00	403.81	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	10,951.91	10,733.00	218.91	109,978.53	107,330.00	2,648.53	128,800.00
TOTAL Income	10,951.91	10,733.00	218.91	109,978.53	107,330.00	2,648.53	128,800.00
Expense							
Administrative							
00500 INSURANCE	4,162.29	3,683.00	(479.29)	37,725.74	36,830.00	(895.74)	44,197.00
00502 BANK FEE	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
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	96.00	224.00	128.00	224.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
00510 MANAGEMENT FEES	798.00	798.00	0.00	7,980.00	7,980.00	0.00	9,576.00
00511 OFFICE EXPENSE	69.61	208.00	138.39	1,676.25	2,080.00	403.75	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	3,736.13	2,500.00	(1,236.13)	3,000.00
00515 APPLICATION EXP BKGRND CK	110.00	46.00	(64.00)	760.00	460.00	(300.00)	550.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	5,139.90	5,235.00	95.10	53,970.37	52,911.00	(1,059.37)	63,384.00
Landscaping							
00550 LANDSCAPE MAINTENANCE	1,890.00	1,890.00	0.00	18,985.05	18,900.00	(85.05)	22,680.00
00552 LANDSCAPE REPLACEMENT	0.00	417.00	417.00	0.00	4,170.00	4,170.00	5,000.00
00554 TREE TRIMMING	0.00	280.00	280.00	0.00	2,800.00	2,800.00	3,364.00
00556 PINESTRAW	0.00	519.00	519.00	0.00	5,190.00	5,190.00	6,222.00
00558 IRRIGATION - R&M	128.00	100.00	(28.00)	548.00	1,000.00	452.00	1,200.00
TOTAL Landscaping	2,018.00	3,206.00	1,188.00	19,533.05	32,060.00	12,526.95	38,466.00
Maintenance and Repairs							
00560 JANITORIAL SERVICE/SUPPLIES	460.00	500.00	40.00	5,199.80	5,000.00	(199.80)	6,000.00
00562 MAINTENANCE	2,644.89	500.00	(2,144.89)	10,730.82	5,000.00	(5,730.82)	6,000.00
00564 PEST CONTROL	0.00	208.00	208.00	1,144.00	2,080.00	936.00	2,500.00

Avalon of Naples I Condominium

Income & Expense Statement

Posted 10/1/2022 To 10/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Maintenance and Re	3,104.89	1,208.00	(1,896.89)	17,074.62	12,080.00	(4,994.62)	14,500.00
<u>Public Utilities</u>							
00566 ELECTRICITY	220.46	117.00	(103.46)	1,628.15	1,170.00	(458.15)	1,400.00
TOTAL Public Utilities	220.46	117.00	(103.46)	1,628.15	1,170.00	(458.15)	1,400.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	252.66	385.00	132.34	3,729.48	3,850.00	120.52	4,620.00
00571 FIRE EQUIPMENT R&M	0.00	196.00	196.00	2,987.89	1,960.00	(1,027.89)	2,350.00
00572 FIRE SPRINKLER INSPECTION	0.00	173.00	173.00	1,902.12	1,730.00	(172.12)	2,080.00
00574 PRESSURE WASHING	0.00	167.00	167.00	0.00	1,670.00	1,670.00	2,000.00
TOTAL Repairs and Maintainer	252.66	921.00	668.34	8,619.49	9,210.00	590.51	11,050.00
<u>Reserve</u>							
00991 RESERVE EXP ROOF	0.00	0.00	0.00	10,470.00	0.00	(10,470.00)	0.00
TOTAL Reserve	0.00	0.00	0.00	10,470.00	0.00	(10,470.00)	0.00
TOTAL Expense	10,735.91	10,687.00	(48.91)	111,295.68	107,431.00	(3,864.68)	128,800.00
Excess Revenue / Expense	216.00	46.00	170.00	(1,317.15)	(101.00)	(1,216.15)	0.00

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	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	107,333.33	107,330.00	3.33	128,800.00
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	15,736.00	15,736.00	0.00	157,360.00	157,360.00	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	125.00	0.00	125.00	478.15	0.00	478.15	0.00
00475 OWNERS INTEREST CHARGES	16.95	0.00	16.95	114.82	0.00	114.82	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	0.00	0.00	0.00	860.00	0.00	860.00	0.00
00494 MASTER FEES TRANSFER	(15,736.00)	(15,736.00)	0.00	(157,360.00)	(157,360.00)	0.00	(188,832.00)
00497 INTEREST INCOME	13.36	0.00	13.36	66.92	0.00	66.92	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	10,888.64	10,733.00	155.64	109,641.64	107,330.00	2,311.64	128,800.00
TOTAL Income	10,888.64	10,733.00	155.64	109,641.64	107,330.00	2,311.64	128,800.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	4,162.29	3,683.00	(479.29)	37,725.74	36,830.00	(895.74)	44,197.00
00502 BANK FEE	0.00	0.00	0.00	20.00	0.00	(20.00)	0.00
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	96.00	224.00	128.00	224.00
00508 AUDIT FEES	0.00	250.00	250.00	0.00	2,500.00	2,500.00	3,000.00
00510 MANAGEMENT FEES	798.00	798.00	0.00	7,980.00	7,980.00	0.00	9,576.00
00511 OFFICE EXPENSE	69.61	208.00	138.39	1,676.25	2,080.00	403.75	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	3,736.13	2,500.00	(1,236.13)	3,000.00
00515 APPLICATION EXP BKGRND CK	110.00	46.00	(64.00)	760.00	460.00	(300.00)	550.00
00516 RESERVE STUDY	0.00	0.00	0.00	1,575.00	0.00	(1,575.00)	0.00
TOTAL Administrative	5,139.90	5,235.00	95.10	53,970.37	52,911.00	(1,059.37)	63,384.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,890.00	1,890.00	0.00	18,985.05	18,900.00	(85.05)	22,680.00
00552 LANDSCAPE REPLACEMENT	0.00	417.00	417.00	0.00	4,170.00	4,170.00	5,000.00
00554 TREE TRIMMING	0.00	280.00	280.00	0.00	2,800.00	2,800.00	3,364.00
00556 PINESTRAW	0.00	519.00	519.00	0.00	5,190.00	5,190.00	6,222.00
00558 IRRIGATION - R&M	128.00	100.00	(28.00)	548.00	1,000.00	452.00	1,200.00
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<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	460.00	500.00	40.00	5,199.80	5,000.00	(199.80)	6,000.00
00562 MAINTENANCE	2,644.89	500.00	(2,144.89)	10,730.82	5,000.00	(5,730.82)	6,000.00
00564 PEST CONTROL	0.00	208.00	208.00	1,144.00	2,080.00	936.00	2,500.00

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Income & Expense Statement

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TOTAL Maintenance and Re	3,104.89	1,208.00	(1,896.89)	17,074.62	12,080.00	(4,994.62)	14,500.00
<u>Public Utilities</u>							
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<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	252.66	385.00	132.34	3,729.48	3,850.00	120.52	4,620.00
00571 FIRE EQUIPMENT R&M	0.00	196.00	196.00	2,987.89	1,960.00	(1,027.89)	2,350.00
00572 FIRE SPRINKLER INSPECTION	0.00	173.00	173.00	1,902.12	1,730.00	(172.12)	2,080.00
00574 PRESSURE WASHING	0.00	167.00	167.00	0.00	1,670.00	1,670.00	2,000.00
TOTAL Repairs and Maintainer	252.66	921.00	668.34	8,619.49	9,210.00	590.51	11,050.00
TOTAL Expense	10,735.91	10,687.00	(48.91)	100,825.68	107,431.00	6,605.32	128,800.00
Excess Revenue / Expense	152.73	46.00	106.73	8,815.96	(101.00)	8,916.96	0.00

Avalon of Naples I Condominium

Income & Expense Statement

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	This Month: Reserve			YTD: Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Income							
00497 INTEREST INCOME	63.27	0.00	63.27	336.89	0.00	336.89	0.00
TOTAL Income	63.27	0.00	63.27	336.89	0.00	336.89	0.00
TOTAL Income	63.27	0.00	63.27	336.89	0.00	336.89	0.00
Expense							
Reserve							
00991 RESERVE EXP ROOF	0.00	0.00	0.00	10,470.00	0.00	(10,470.00)	0.00
TOTAL Reserve	0.00	0.00	0.00	10,470.00	0.00	(10,470.00)	0.00
TOTAL Expense	0.00	0.00	0.00	10,470.00	0.00	(10,470.00)	0.00
Excess Revenue / Expense	63.27	0.00	63.27	(10,133.11)	0.00	(10,133.11)	0.00