

Avalon of Naples II Condominium
Balance Sheet
Period 02/28/2021

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	February 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6426	37,084.39		37,084.39
00103	VNB OP MMA 3884	17,765.53		17,765.53
00113	ALLIANCE RES 5529		75,797.60	75,797.60
00112	ACCOUNTS RECEIVABLE	45.88		45.88
00122	PREPAID INSURANCE	9,318.66		9,318.66
00123	PREPAID EXPENSES	4,056.22		4,056.22
00124	PREPAID MASTER FEES	12,243.04		12,243.04
	<i>Total Current Assets</i>	80,513.72	75,797.60	156,311.32
	TOTAL ASSETS	80,513.72	75,797.60	156,311.32
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	7,368.07		7,368.07
00210	ACCOUNTS PAYABLE	1,910.88		1,910.88
00225	DUE TO DEVELOPER	8,869.56		8,869.56
00230	INSURANCE FINANCING	6,622.05		6,622.05
00239	DEFERRED ASSESSMENTS	21,020.00		21,020.00
00300	DEFERRED RES-UNALLOCATED INT		8.28	8.28
00301	DEF RES - ROOF REPLACEMENT		38,847.89	38,847.89
00302	DEF RES - BUILDING PAINT		36,715.32	36,715.32
	<i>Total Current Liabilities</i>	45,790.56	75,571.49	121,362.05
<i>Equity</i>				
00350	FUND BALANCE	29,983.14	208.35	30,191.49
	Current Year Net Income/(Loss)	4,740.02	17.76	4,757.78
	<i>Total Equity</i>	34,723.16	226.11	34,949.27
	TOTAL LIABILITIES & EQUITY	80,513.72	75,797.60	156,311.32

Avalon of Naples II Condominium

Income & Expense Statement

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	Current Period Operating			Year to Date Operating			
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	Annual
Income							
<u>Income</u>							
00410 MAINTENANCE ASSESSMENTS	8,776.96	8,777.00	(0.04)	17,553.92	17,554.00	(0.08)	105,324.00
00420 RESERVE ASSESSMENT	0.00	0.00	0.00	7,860.00	7,860.00	0.00	31,440.00
00440 MASTER FEES ASSESSMENTS	12,243.04	12,243.00	0.04	24,486.08	24,486.00	0.08	146,916.00
00494 MASTER FEES TRANSFER	(12,243.04)	(12,243.00)	(0.04)	(24,486.08)	(24,486.00)	(0.08)	(146,916.00)
00497 INTEREST INCOME	7.03	0.00	7.03	15.50	0.00	15.50	0.00
00499 RESERVE TRANSFER	0.00	0.00	0.00	(7,860.00)	(7,860.00)	0.00	(31,440.00)
TOTAL Income	8,783.99	8,777.00	6.99	17,569.42	17,554.00	15.42	105,324.00
TOTAL Income	8,783.99	8,777.00	6.99	17,569.42	17,554.00	15.42	105,324.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,329.67	2,718.83	389.16	4,908.94	5,437.66	528.72	32,626.00
00503 TAXES & TAX PREP	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00504 ANNUAL REPORT	61.25	62.00	0.75	61.25	62.00	0.75	62.00
00506 DVIISION FEES	0.00	0.00	0.00	0.00	0.00	0.00	224.00
00507 LEGAL FEES	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00509 LEASE/SALES APPLICATION FEE	0.00	41.67	41.67	0.00	83.34	83.34	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	1,344.00	1,344.00	0.00	8,064.00
00511 OFFICE EXPENSE	53.38	208.33	154.95	173.47	416.66	243.19	2,500.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	0.00	100.00	100.00	600.00
TOTAL Administrative	3,116.30	4,002.83	886.53	6,487.66	7,943.66	1,456.00	47,851.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	3,240.00	3,240.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	333.33	333.33	0.00	666.66	666.66	4,000.00
00554 TREE TRIMMING	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00556 PINESTRAW	0.00	458.33	458.33	0.00	916.66	916.66	5,500.00
00558 IRRIGATION - R&M	111.00	166.67	55.67	111.00	333.34	222.34	2,000.00
TOTAL Landscaping	1,731.00	2,828.33	1,097.33	3,351.00	5,656.66	2,305.66	33,940.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	150.00	598.25	448.25	1,500.00	1,196.50	(303.50)	7,179.00
00562 MAINTENANCE	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00564 PEST CONTROL	384.00	152.00	(232.00)	384.00	304.00	(80.00)	1,824.00
TOTAL Maintenance and Re	534.00	1,000.25	466.25	1,884.00	2,000.50	116.50	12,003.00
<u>Public Utilities</u>							
00566 ELECTRICITY	78.96	75.00	(3.96)	160.54	150.00	(10.54)	900.00
TOTAL Public Utilities	78.96	75.00	(3.96)	160.54	150.00	(10.54)	900.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	353.10	300.00	(53.10)	706.20	600.00	(106.20)	3,600.00
00570 FIRE EQUIPMENT - R&M	0.00	250.00	250.00	0.00	500.00	500.00	3,000.00
00572 FIRE SPRINKLER INSPECTION	240.00	127.50	(112.50)	240.00	255.00	15.00	1,530.00

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00574 PRESSURE WASHING	0.00	208.33	208.33	0.00	416.66	416.66	2,500.00
TOTAL Repairs and Mainte	593.10	885.83	292.73	946.20	1,771.66	825.46	10,630.00
TOTAL Expense	6,053.36	8,792.24	2,738.88	12,829.40	17,522.48	4,693.08	105,324.00
Excess Revenue / Expense	2,730.63	(15.24)	2,745.87	4,740.02	31.52	4,708.50	0.00

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Income & Expense Statement

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	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00498 INTEREST - RESERVES	8.72	0.00	8.72	17.76	0.00	17.76	0.00
TOTAL Income	8.72	0.00	8.72	17.76	0.00	17.76	0.00
TOTAL Income	8.72	0.00	8.72	17.76	0.00	17.76	0.00
Excess Revenue / Expense	8.72	0.00	8.72	17.76	0.00	17.76	0.00