

Avalon of Naples II Condominium
Balance Sheet
Period 04/30/2021

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	April 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00102	ALLIANCE OP 6426	49,025.08		49,025.08
00103	VNB OP MMA 3884	17,777.80		17,777.80
00113	ALLIANCE RES 5529		83,677.16	83,677.16
00112	ACCOUNTS RECEIVABLE	0.55		0.55
00122	PREPAID INSURANCE	4,254.98		4,254.98
00123	PREPAID EXPENSES	1,703.63		1,703.63
00124	PREPAID MASTER FEES	24,486.08		24,486.08
	<i>Total Current Assets</i>	97,248.12	83,677.16	180,925.28
	TOTAL ASSETS	97,248.12	83,677.16	180,925.28
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	3,786.18		3,786.18
00210	ACCOUNTS PAYABLE	960.00		960.00
00225	DUE TO DEVELOPER	8,869.56		8,869.56
00230	INSURANCE FINANCING	2,207.35		2,207.35
00239	DEFERRED ASSESSMENTS	42,040.00		42,040.00
	<i>Total Current Liabilities</i>	57,863.09		57,863.09
<i>Liability</i>				
00300	DEFERRED RES-UNALLOCATED INT		8.28	8.28
00301	DEF RES - ROOF REPLACEMENT		44,235.89	44,235.89
00302	DEF RES - BUILDING PAINT		39,187.32	39,187.32
	<i>Total Liability</i>		83,431.49	83,431.49
<i>Equity</i>				
00350	FUND BALANCE	29,983.14	208.35	30,191.49
	Current Year Net Income/(Loss)	9,401.89	37.32	9,439.21
	<i>Total Equity</i>	39,385.03	245.67	39,630.70
	TOTAL LIABILITIES & EQUITY	97,248.12	83,677.16	180,925.28

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)	35,107.84	35,108.00	(0.16)	105,324.00
00420 RESERVE ASSESSMENT	7,860.00	7,860.00	0.00	15,720.00	15,720.00	0.00	31,440.00
00440 MASTER FEES ASSESSMENTS	12,243.04	12,243.00	0.04	48,972.16	48,972.00	0.16	146,916.00
00494 MASTER FEES TRANSFER	(12,243.04)	(12,243.00)	(0.04)	(48,972.16)	(48,972.00)	(0.16)	(146,916.00)
00497 INTEREST INCOME	7.24	0.00	7.24	30.39	0.00	30.39	0.00
00499 RESERVE TRANSFER	(7,860.00)	(7,860.00)	0.00	(15,720.00)	(15,720.00)	0.00	(31,440.00)
TOTAL Income	8,784.20	8,777.00	7.20	35,138.23	35,108.00	30.23	105,324.00
TOTAL Income	8,784.20	8,777.00	7.20	35,138.23	35,108.00	30.23	105,324.00
Expense							
<u>Administrative</u>							
00500 INSURANCE	2,502.92	2,718.83	215.91	9,972.62	10,875.32	902.70	32,626.00
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
00507 LEGAL FEES	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
00509 LEASE/SALES APPLICATION FEE	30.00	41.67	11.67	30.00	166.68	136.68	500.00
00510 MANAGEMENT FEES	672.00	672.00	0.00	2,688.00	2,688.00	0.00	8,064.00
00511 OFFICE EXPENSE	67.01	208.33	141.32	427.25	833.32	406.07	2,500.00
00525 LINE OF CREDIT FEES	0.00	50.00	50.00	0.00	200.00	200.00	600.00
TOTAL Administrative	3,271.93	3,940.83	668.90	13,454.12	16,324.32	2,870.20	47,851.00
<u>Landscaping</u>							
00550 LANDSCAPE MAINTENANCE	1,620.00	1,620.00	0.00	6,480.00	6,480.00	0.00	19,440.00
00552 LANDSCAPE REPLACEMENT	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
00554 TREE TRIMMING	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
00556 PINESTRAW	0.00	458.33	458.33	0.00	1,833.32	1,833.32	5,500.00
00558 IRRIGATION - R&M	0.00	166.67	166.67	111.00	666.68	555.68	2,000.00
TOTAL Landscaping	1,620.00	2,828.33	1,208.33	6,591.00	11,313.32	4,722.32	33,940.00
<u>Maintenance and Repairs</u>							
00560 JANITORIAL SERVICE/SUPPLIES	1,110.00	598.25	(511.75)	2,760.00	2,393.00	(367.00)	7,179.00
00562 MAINTENANCE	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
00564 PEST CONTROL	336.00	152.00	(184.00)	960.00	608.00	(352.00)	1,824.00
TOTAL Maintenance and Re	1,446.00	1,000.25	(445.75)	3,720.00	4,001.00	281.00	12,003.00
<u>Public Utilities</u>							
00566 ELECTRICITY	79.43	75.00	(4.43)	318.82	300.00	(18.82)	900.00
TOTAL Public Utilities	79.43	75.00	(4.43)	318.82	300.00	(18.82)	900.00
<u>Repairs and Maintenance</u>							
00568 FIRE ALARM MAINT/MONITOR	353.10	300.00	(53.10)	1,412.40	1,200.00	(212.40)	3,600.00
00570 FIRE EQUIPMENT - R&M	0.00	250.00	250.00	0.00	1,000.00	1,000.00	3,000.00
00572 FIRE SPRINKLER INSPECTION	0.00	127.50	127.50	240.00	510.00	270.00	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	833.32	833.32	2,500.00
TOTAL Repairs and Mainte	353.10	885.83	532.73	1,652.40	3,543.32	1,890.92	10,630.00
TOTAL Expense	6,770.46	8,730.24	1,959.78	25,736.34	35,481.96	9,745.62	105,324.00
Excess Revenue / Expense	2,013.74	46.76	1,966.98	9,401.89	(373.96)	9,775.85	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>							
00497 INTEREST INCOME	37.32	0.00	37.32	37.32	0.00	37.32	0.00
00498 INTEREST - RESERVES	(27.42)	0.00	(27.42)	0.00	0.00	0.00	0.00
TOTAL Income	<u>9.90</u>	<u>0.00</u>	<u>9.90</u>	<u>37.32</u>	<u>0.00</u>	<u>37.32</u>	<u>0.00</u>
TOTAL Income	<u>9.90</u>	<u>0.00</u>	<u>9.90</u>	<u>37.32</u>	<u>0.00</u>	<u>37.32</u>	<u>0.00</u>
Excess Revenue / Expense	<u>9.90</u>	<u>0.00</u>	<u>9.90</u>	<u>37.32</u>	<u>0.00</u>	<u>37.32</u>	<u>0.00</u>